

Friars Court, The Wynd, Alnmouth, Alnwick, Northumberland

£350,000



Full Description

Boasting uninterrupted views of the stunning and dramatic Northumberland coastline, this property is your perfect coastal hideaway. Elizabeth Humphreys Homes are delighted to welcome to the market this distinctive 3 bedroomed ground floor apartment located in the seaside village of Alnmouth. The property benefits from a stunning shared rear garden with a breath-taking seaside vista, gas central heating and all the other usual mains connections. This leasehold property, with a share of the freehold, and with shared off-road parking, is situated minutes from the beach and is your ideal seaside retreat.

Alnmouth is a picturesque Northumbrian coastal village offering a whole host of amenities such as restaurants, coffee shops, gift shops, public houses and a golf club. The beach and dunes are the perfect place to enjoy wonderful walks and to spot a range of nature and wildlife. Alnmouth train station provides easy access to Edinburgh, Newcastle and London and is within walking distance from the centre of the village. The historic market town of Alnwick is a 5 minute drive away and is a town full of history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain

supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

Entry is via the front door into an internal porch. Practically finished with a terracotta tiled floor and mizzle green walls, this space leads directly to a second door opening into the main hallway that features matching décor, creating a seamless transition between the different spaces. You are impressed by the furnishings which adds a superb amount of charm and character as you move throughout the living spaces. The visitor's WC is conveniently located by the front door and the suite comprises a close-coupled toilet with a push button above, a vanity unit with a hand wash basin on top, and a ladder towel rail ensures added comfort.

Three painted steps lead to the gorgeous seaside cottage kitchen which offers a good number of wall and base units with handmade wooden doors complemented by a dark-coloured laminate work surface. Wooden beams and the tiled floor add character to this light and bright room which takes advantage of an estuary vista. The kitchen is equipped with an electric ceramic hob, two ovens, a single bowl stainless steel sink, and space for a microwave. Cleverly incorporated, the breakfast bar provides further useful seating. Adjacent is the utility room which is home to the fridge and freezer in addition to providing space and plumbing for a washing machine. A quaint window allows for further views,

Attractively orientated between two levels and boasting an impressive picture window taking full advantage of the uninterrupted coastal views, the lounge-diner is an inviting room in which to spend time with family and friends. A central fireplace with a mosaic hearth, between two alcoves, forms an attractive focal point enticing you to sit before it during those cooler months. A couple of steps lead down to the dining space where a uPVC door opens to the rear garden facilitating free flow of movement between indoor and outdoor living.

The primary bedroom is in a more modern part of the property and is a large king-sized room taking advantage of the magnificent views to the rear and to the side of the property. With built-in storage and a hand wash basin with a shaver point and mirror above, this calm and relaxing room captures the early morning sunrise over the sea perfectly.

Bedroom 2 is a double dual-aspect bedroom offering space for a wardrobe and additional bedroom furniture. One window looks over the estuary whilst the other the view is to the side of the property. Another light, bright and restful room.

Bedroom 3 is a large single room with a window facing the stone-built property opposite. This room also offers plenty of storage options.

The contemporary family bathroom has been finished with a mix of white tiling and seaside-blue painted walls which captures the seaside theme sympathetically. There is a winged hand wash basin and a concealed-cistern toilet with a push button, both within a vanity unit located beneath a wooden window with privacy glass, a P-shaped bath with a waterfall showerhead and separate showerhead set behind a pivot glass screen, an electric shaver point and a chrome heated towel rail.

Externally there are lovely shared garden areas with sea views and parking. This is also access to a beneficial shared storage area with a private storage room for each apartment.

Tenure: Leasehold
Council Tax Band: C
EPC: C

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Stunning sea views
- No holiday letting
- Period building
- Light and spacious
- Lovely living dining room
- Cottage style kitchen
- Watch the sea from the windows
- Lovely shared garden
- Parking
- Short walk to the beach and golf course

Contact Us

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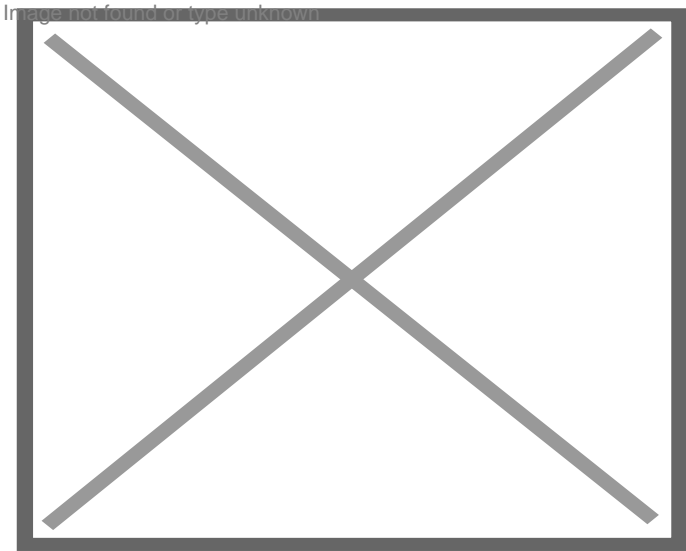


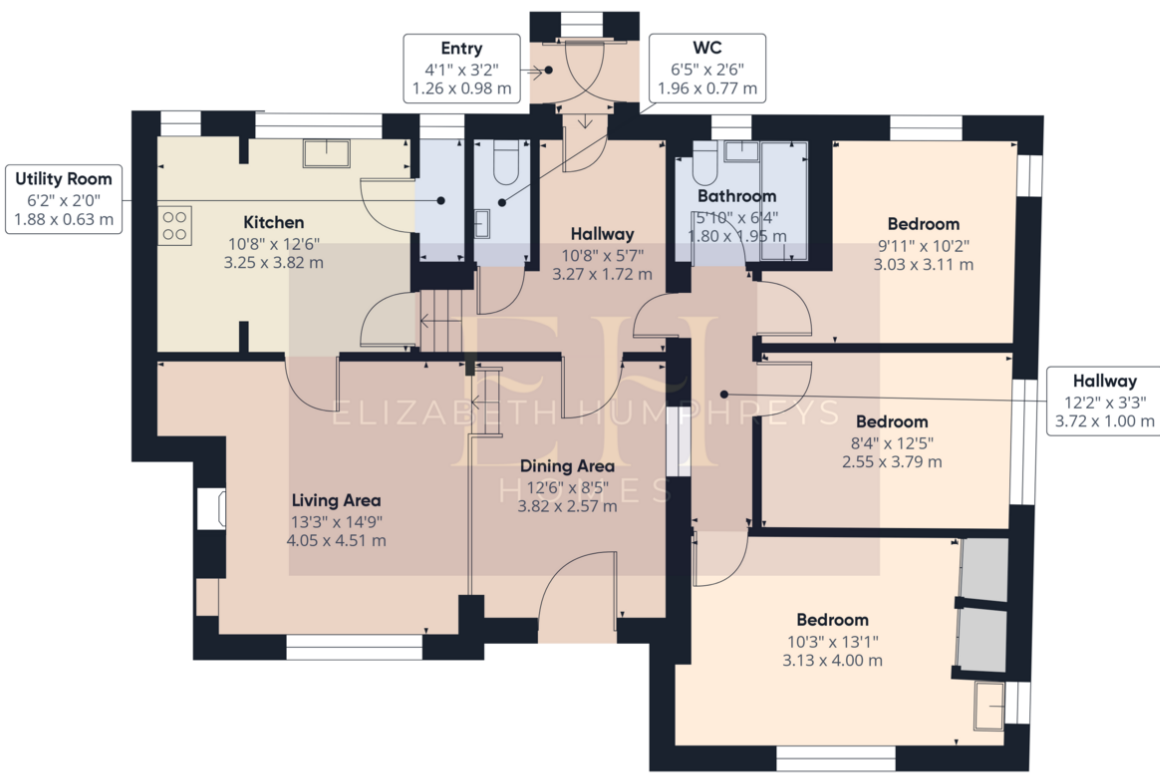




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C		67	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





Approximate total area⁽¹⁾
 985.77 ft²
 91.58 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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