

SIGNATURE

NORTH EAST

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 Haven View, Newbiggin-By-The-Sea NE64 6NR

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Offers Over £260,000

Signature North East proudly presents this captivating Edwardian five-bedroom end-terrace property, nestled on Haven View in Newbiggin-By-The-Sea. An exciting renovation venture, this residence boasts limitless potential and unparalleled views of the promenade and sea from every front aspect. The locale offers a wealth of amenities, including excellent bars, restaurants, convenient shops, and scenic parks.

Upon entering, you are greeted by a welcoming vestibule leading to a central hallway, granting access to the principal ground floor rooms. The spacious living room exudes charm with a large stone fireplace, creating a warm and inviting atmosphere. Abundant natural light floods the room through a generous window, and there is ample space for any desired furnishings. An open archway leads to the dining room, featuring another fireplace and accommodating a family dining table alongside additional furnishing.

Continuing through the property, the well-sized kitchen offers functionality and ample storage, equipped with integrated appliances, including a stunning AGA oven with heating system, a Moffat double oven, and a built-in worktop deep fat fryer. A connected utility room provides convenient access to the garage. Moving to the first floor, a hallway grants access to three bedrooms, a bathroom, shower room, and WC. Bedroom one is a true highlight, boasting a large bay window with picturesque views over Newbiggin by the Sea Beach. Bedrooms two and three offer versatility and spacious accommodation.

Ascending to the final floor, a hallway leads to the fourth and fifth bedrooms, accompanied by convenient storage space. Both bedrooms are generously sized, with the fourth bedroom offering captivating sea views.

Externally, the rear of the property features a spacious lawn garden backing onto the beach, providing scenic views for outdoor relaxation. A large roofless garage offers convenient off-street parking, while the well-sized front garden enhances the property's curb appeal.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 212.0 sq. metres (2278 sq. ft.)
Please note that this figure is an estimate and does not include the area of the property.
The figure is for the property only.

Measurements:

Living Room
18'7" x 13'4"

Dining Room
13'6" x 12'9"

Kitchen
20'3" x 10'3"

Utility Room
13'11" x 10'3"

Bedroom One
16'5" x 13'0"

Bedroom Two
13'8" x 13'0"

Bedroom Three
9'9" x 6'6"

Bedroom Four
12'1" x 10'5"

Bedroom Five
12'1" x 8'0"

Bathroom
10'3" x 9'6"

Shower Room
6'6" x 5'10"

W C
3'10" x 3'1"

Energy Efficiency Rating

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





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