



VERNON PLACE NEWBIGGIN-BY-THE-SEA

It is a pleasure to bring to the market this stone built three storeys, three bedroom mid terraced family home full of character and charm, built circa 1806 the property is situated on Vernon Place in Newbiggin-By-The Sea and offers sea views. The accommodation on offer has gas central heating, double glazing and briefly comprises; to the ground floor, lounge with original fireplace, spacious kitchen/diner with integral fridge and dishwasher, conservatory with individual controlled electric blinds. Also, there is a stair lift from the ground floor to the second floor. To the first floor there are two double bedrooms, the master bedroom with fitted wardrobes, drawers and dressing table as well as a dressing room off, a second bedroom with fitted wardrobes and a shower room comprising: high rise toilet with an electronic wash and dry multi-functional toilet seat, the double walk-in shower has a seat and multi headed shower unit. To the second floor there is a further bedroom and w/c, with sea views. There is a small enclosed outside area and a large garage with a utility room and separate wc, with stairs leading to the garage roof which has approved planning permission to be used as a roof garden. Close to shops and bus routes.



Auction Guide Price: £170,000

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VERNON PLACE

NEWBIGGIN-BY-THE-SEA

ACCOMMODATION COMPRISES

ENTRANCE

UPVC Entrance Door

ENTRANCE HALLWAY

Stairs to first floor landing, fitted desk and drawers under stairs, laminate flooring

LOUNGE 14'9 (4.50) x 13'8 (4.17) into alcove

Double glazed window to front, double radiator, fire surround with gas fire inset and hearth, television point

KITCHEN 16'8 (5.08) x 8'8 (2.64)

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, space for cooker, integral fridge and dish washer, tiling to floor, spotlights, double glazed door to rear

DINING ROOM/CONSERVATORY 8'4 (2.54) X 14' (4.27)

Dwarf walls, double glazed windows, individual electric controlled blinds

COURTYARD

Leading to garage

FIRST FLOOR LANDING

Access to boarded loft, double radiator, stairs leading to second floor

BEDROOM ONE 15'1 (4.59) X 13'9 (4.19) & small area through wardrobes

Double glazed window to front, double radiator, fitted wardrobes and drawers, coving to ceiling

BEDROOM TWO 10'8 (3.25) X 9'1 (2.77)

Double glazed window to rear, single radiator, fitted wardrobes

SECOND FLOOR LANDING

Double glazed window to front, radiator

BEDROOM THREE 13'11 (4.24) X 11'3 (3.43)

Double glazed window to front, double radiator, WC: low level saniflo wc, wash hand basin in unit, sea views

SHOWER ROOM/WC

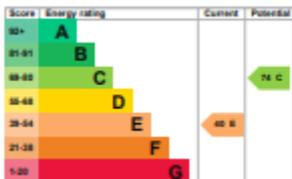
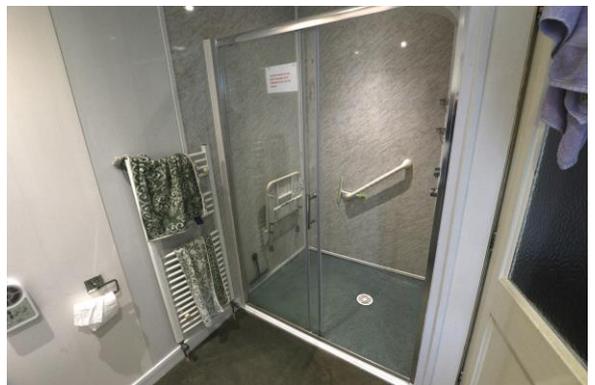
3 piece white double disabled access shower, wash hand basin set in vanity unit, high rise wc with an electronic wash and dry multifunctional toilet seat. double glazed window to rear, spotlights, heated towel rail, cladding to walls and ceiling, LVT flooring

LARGE GARAGE

Detached, power and lighting, low level wc, hand wash basin, utility room, double glazed window, plumbing for washer and dryer, stairs leading to roof top, approved planning permission to use as roof garden

TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.



Council Tax Band: A

EPC Rating: E

AS00009534/GD/DS/14/11/2023/v.1

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