

Without doubt one of the finest examples available today within the highly fashionable South Bents estate which lies midway between Seaburn and Whitburn and just a stones throw from award winning Blue Flag beaches and boasting magnificent sea views, this spacious four semi detached home offers wonderful family sized living accommodation and is perfect for those discerning buyers searching for an impressive coastal home.

The subject of comprehensive refurbishment programme, the property has been extended and following extensive capital expenditure offers a "Turnkey" living space which comprises reception hall, lounge, kitchen with open plan living room, utility, ground floor WC, three first floor bedrooms one boasting en-suite bathroom and a separate family bathroom and to the second floor a master bedroom with en-suite bathroom.

Sitting within the Pre-War southern section of the estate, the property enjoys a very convenient position with a pathway leading directly onto the sea front and is well placed for all the outstanding amenities this desirable location has to offer and can only be fully appreciated upon internal inspection. Viewing is a must!

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed Composite door to

## Reception Hall



Panelled walls, radiator, LED downlights, cloaks cupboard, interconnecting door to garage.

## Utility 6'0" x 9'0"



Base and eye level units, sink unit, mixer tap, plumbing for washer, Vintage style floor tiles, integrated dishwasher, radiator, UPVC double glazed window, door to

## Ground Floor WC



Low level WC, washbasin vanity unit with cupboards under and pedestal mixer tap, Vintage style floor tiles, Herringbone pattern splashbacks, UPVC double glazed window, radiator.

## Lounge 15'11" x 13'6"



Into bay with UPVC double glazed windows to front, double radiator, fitted oak media centre to alcove, period style cast iron open fire with granite hearth, coved cornicing to ceiling.

## Kitchen 14'7" x 18'8"



Bespoke base, eye level and floor to ceiling units with Quartz marble effect working surfaces and upstands incorporating a copper coloured sink unit with copper coloured pedestal tap with instant boiling water, an island forms the centrepiece of the room and has seating for 3 bar stools, an integrated wine cooler and five burner induction hob with overhead canopy with flush mounted extractor. Other integrated appliances include two fan assisted ovens, a second dishwasher and space and plumbing for American style fridge freezer. The kitchen shares an open plan arrangement with the extended ground floor area which features an open plan living room.

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# MAIN ROOMS AND DIMENSIONS

## Living Room 8'10" x 27'5"



with Scandinavian wood burning stove vaulted ceilings with Velux windows, two sets of bi-folding doors leading out into rear landscaped gardens and a media wall with ambient lighting. The kitchen and living areas both have Amtico flooring and the space is perfect for entertaining and families.

## First Floor Landing



Solid oak and glass balustrade, UPVC floor to ceiling window to front, access point to loft.

## Bedroom 1 12'11" x 16'7"



Large UPVC double glazed picture window to front, UPVC double glazed window to side takes in coastal views include Seaburn bay and North Pier. Built in cupboard and radiator.

## En-Suite



Low level WC, washbasin vanity unit with double drawers under, free standing bath with floor mounted tap and shower, walk in shower enclosure with Rainforest showerhead and second and held shower - attractive white suite with marble effect wall and floor tiles, contemporary design column radiator, ambient downlights, LED downlights, extractor unit, UPVC double glazed window.

## Bedroom 2 13'7" x 11'8"



UPVC double glazed windows with sea views, double radiator.

## Bedroom 3 (front) 11'6" x 13'7"



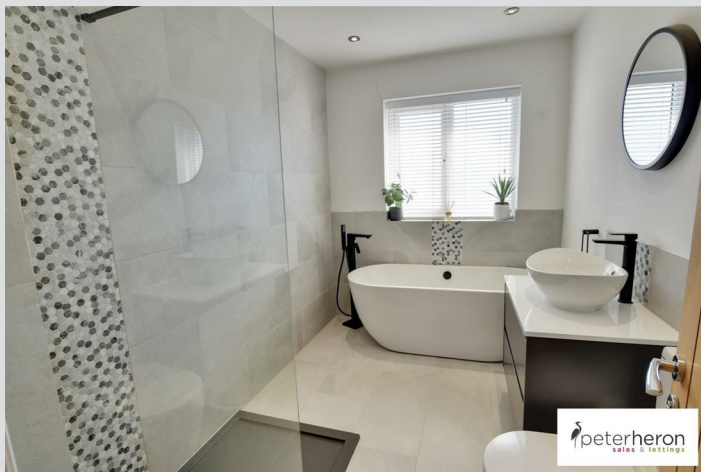
Into bay with UPVC double glazed window, double radiator, coved cornice to ceiling.

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## Bathroom 9'10" x 6'9"

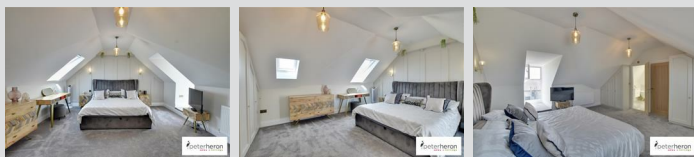


Low level WC, washbasin vanity unit with double drawers under, free standing bath with floor mounted tap and shower, walk in shower enclosure with Rainforest showerhead and second and held shower - attractive white suite with wall and floor tiles, contemporary design column radiator, LED downlights, UPVC double glazed window.

## Second Floor Landing

Velux window, LED downlights and smoke alarm.

## Master Bedroom 17'0" x 20'10" maximum measurements into dormer



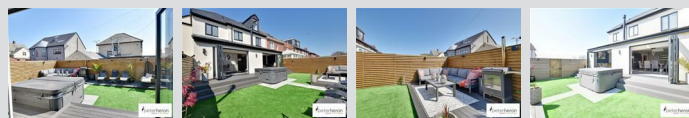
Dormer window with UPVC windows taking in panoramic sea views, Velux windows to front, panelled walls with lighting and shelving, fitted wardrobes.

## En-Suite Bathroom 11'0" x 8'9" maximum measurements



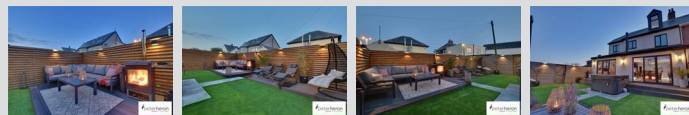
Low level WC, washbasin vanity unit with double drawers under and pedestal mixer tap, rolled edge claw foot bath with wall mounted taps, showering area with Rainforest showerhead and second hand held shower, illuminated recess, Velux window - attractive white suite with marble effect wall and floor tiles, ceiling mounted extractor unit and ladder design heated towel rail.

## Outside



Paved drive to front with off street parking for up to three cars, external lighting. Gate to side leading out into landscaped gardens with composite raised decked seating area, Hot tub, external lighting, artificial lawns, all of which can be accessed from the bi-folding doors in the living room.

## Whitby Avenue by Night



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# MAIN ROOMS AND DIMENSIONS

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## Sea Road Viewings

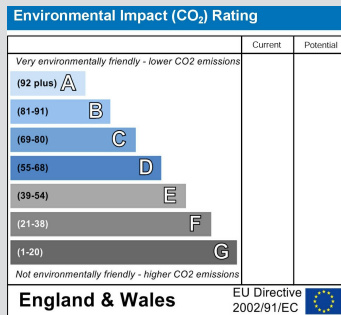
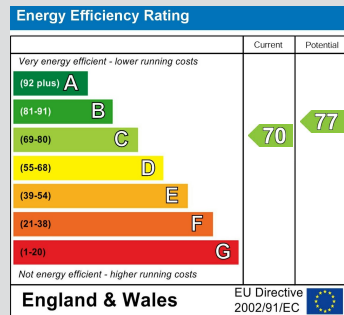
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 6116 or book viewing online at peterheron.co.uk

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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