









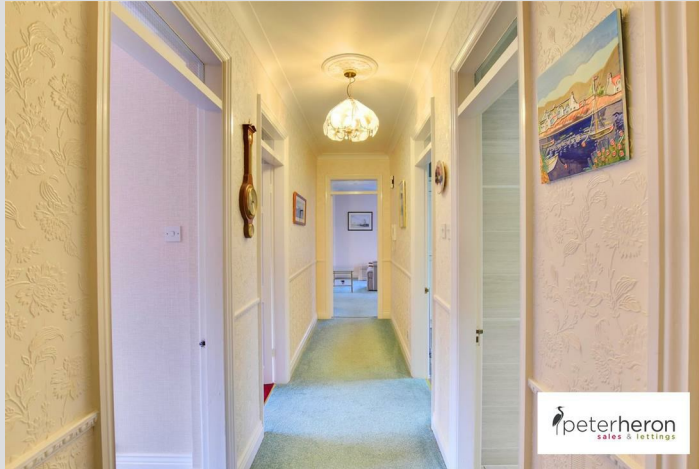
Occupying a highly sought after position within the historic centre of Whitburn Village, well adorned with superb coastal amenities including shops, restaurants and bars, boasting wonderful clifftop walks and stunning award winning Blue Flag beaches; this spacious top (2nd) floor apartment set within the impressive mature grounds of Whitburn Hall, offers a rare opportunity to those who require outstanding living accommodation accessible via a lift. Featuring a East to West triple aspect living room overlooking the magnificent grounds and Whitburn Village beyond, which in turn leads to a triple aspect south & west facing sun lounge, a well equipped, fully integrated dining kitchen, 2 double fitted bedrooms and a modern shower room, this stunning home offers a "turn key" living space, is generously proportioned throughout and is available with no upward chain. Accessed via a communal entrance and with lift access provided to all floors, the property has its own spacious garage with up and over door, together with ample shared parking facilities within the walled grounds and has access to the most beautiful mature surroundings which in turn look west and south over Whitburn Cricket Club grounds. Something quite special, this wonderful home is sure to command a huge level of interest & immediate internal inspection is unreservedly recommended.

# MAIN ROOMS AND DIMENSIONS

## All on Second Floor

Six panel door to reception hall.

## Reception Hall



Built in cupboard with hot water tank and shelving, radiator, telephone entry point, dado rail.

## Living Room 31'0" x 18'4"



Maximum dimensions into square bay windows to the east, north and west elevations taking in views over grounds and Whitburn Village Green beyond, electric fire set within decorative surround, bricked insert and a tiled hearth, plaster covered corning to ceiling, three double radiators, UPVC double glazed patio door leading into sun lounge.

## Sun Lounge 5'11" x 17'8"



UPVC double glazed windows to north, south and west elevations, double radiator.

## Kitchen 13'1" x 10'5"



Good selection of base and eye level units with stone coloured working surfaces incorporating an enamelled 1 1/2 bowl single drainer sink unit with pedestal mixer tap, integrated appliances include a halogen hob with overhead extractor hood, split level microwave and fan assisted electric oven, fridge freezer, automatic washer/dryer and slimline dishwasher, worktops are lit with worktop lighting so to are the glass fronted illuminate display cabinets, breakfast bar, single radiator, wall and floor tiles, integrated wine rack, UPVC double glazed window to east elevation taking in views of grounds and Whitburn Village Green, coved corning to ceiling.

## Bedroom 1 (west facing) 10'9" x 13'0"



Into fitted wardrobes, bedside cabinets and shelving, pelmet lighting, UPVC double glazed window, double radiator.

## Bedroom 2 12'11" x 8'3"



Built in wardrobes, single radiator, UPVC double glazed window to west elevation.

## Bathroom 8'6" x 8'8"



Maximum dimensions into recess. Low level WC with concealed cistern, washbasin vanity unit with drawers and cupboards, large step in shower enclosure with overhead shower - attractive white suite with wall and floor tiles, LED

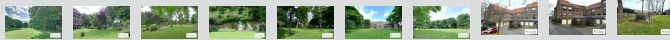
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# MAIN ROOMS AND DIMENSIONS

downlights, wall mounted extractor unit, UPVC double glazed window to east elevation, wall mounted chrome ladder design heated towel rail.

## Outside



## Garage



Located in a nearby block.

## Views Over Grounds



## Council Tax Band

The Council Tax Band is Band E.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are approximately 957 years left on the lease and the service

charge is £2,500.00 per annum which includes the ground rent.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Important Notice

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road 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

## Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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	

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

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