















This surprisingly spacious three bedroom modern end-link villa offers the perfect opportunity for those who dream of living by the coast. It sits in an exclusive seaside development positioned just off Pebble Beach, which forms part of Sunderland's magnificent coastline with its collection of award-winning Blue Flag beaches.

The property is one of a few individually designed modern homes situated in a lovely courtyard development and offers comfortable "turn-key" living accommodation. Decorated to a good standard throughout, it offers an easy to maintain and economic to run living space.

Internal accommodation is arranged over two floors and comprises: entrance lobby, reception hall, ground floor shower room, living room, dining room, kitchen, three first floor bedrooms - some with coast and countryside views – a family bathroom and loft space. Externally there are paved gardens to the front and west-facing gardens to the rear, garage in a nearby block, a drive and residents' parking at the entrance of the development. Access to the property is via a discreet, pedestrianised walkway. It offers a lovely environment for those who wish to live in a peaceful setting.

Just a few steps away from the beach, this property is also walking distance from a superb range of amenities, including the popular cafes, restaurants and shops of Whitburn Village and Seaburn Promenade, as well as a large supermarket. It has excellent travel links, and is on a direct bus route to nearby Metro stations and national rail services. Whitburn Academy (secondary) is close by, as are good primary school options.

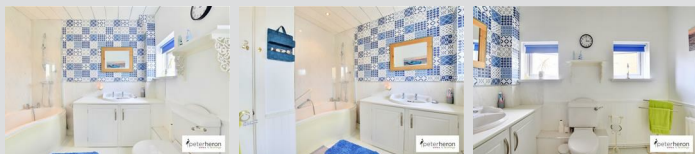
Offering wonderful coastal walks across clifftops, this stunning home is a fine example of its kind currently available on the open market and is sure to command considerable interest. Immediate internal inspection is highly recommended to appreciate all of the wonderful features this fine home has to offer.

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# MAIN ROOMS AND DIMENSIONS

## Bathroom



Low level WC, washbasin vanity unit with cupboards under, panel bath with overhead shower and screen - white suite with UPVC lined walls, timber panelling to dado level, tile effect vinyl flooring, UPVC double glazed windows, double radiator.

## Outside

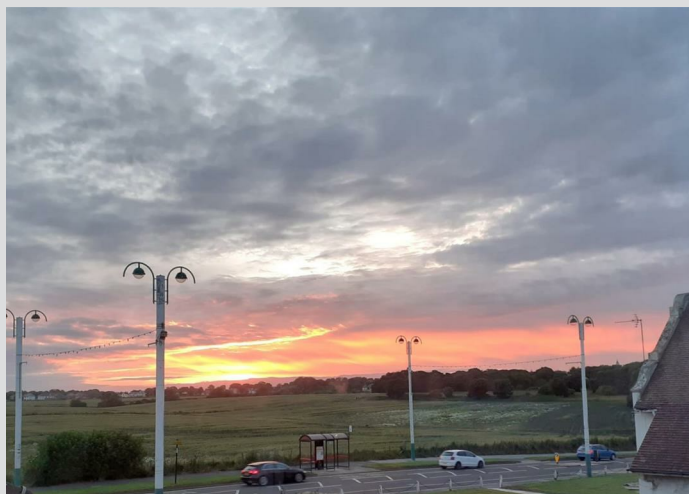


Open plan courtyard to the front with splendid countryside views, gorgeous gardens to the front with attractive lawns and established borders, wonderful patio seating area accessed directly from the dining room. Garage with remote control roller shutter door.

## Beach and Countryside Views



## Sunset View From Pebble Beach



## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. 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

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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](http://peterheron.co.uk)

## Opening Times

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

## Ombudsman Fst

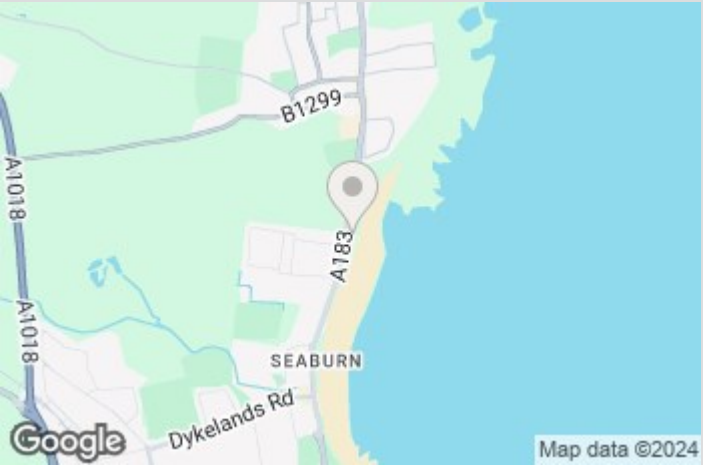
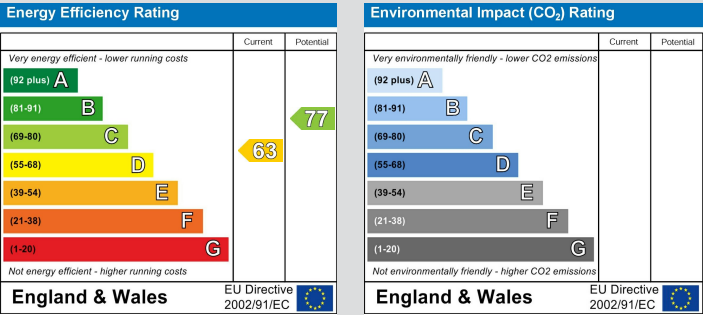
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# MAIN ROOMS AND DIMENSIONS

Ombudsman and subscribe to The Property Ombudsman Code of Practice.

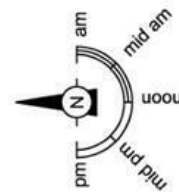


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Ground Floor  
Approximate Floor Area  
(60.03 sq.m)



First Floor  
Approximate Floor Area  
(49.49 sq.m)