# Belvedere Court, Turner Street, Amble

## OIRO £350,000



### Full Description

This beautifully well-cared for and presented home offers stylish and contemporary coastal living. Elizabeth Humphreys Homes are delighted to welcome to the market this unique 3-4 bedroomed terraced property boasting impressive views over the braid and across to Warkworth Castle. This family home benefits from residents only courtyard parking, a garage with an up and over door, beautiful décor throughout, recently replaced wood-look anthracite-grey uPVC windows and a composite front door, gas central heating and all the other usual mains connections. This property, with coastal views enjoyed from many of the principal living spaces, is ideally placed to enjoy all that Amble has to offer in addition to being a short walk from the stunning coastline.

Amble, Northumberland's friendliest port, offers a wide range of amenities including a supermarket, shops, doctors, Primary schools and a High school, health centre, pubs and restaurants including vibrant seafood eateries. There is still a working harbour, a marina and a popular Sunday market. Many of the things to do in Amble are based on the very thing that almost completely surrounds it - water. Water sports, sailing, canoeing, kayaking and fishing are all extremely popular. Amble is home to the UK’s only puffin festival, inspired by the colourful 36,000-bird colony nesting on Coquet Island, an RSPB seabird sanctuary a mile off the coast. Warkworth

and Alnwick are a short drive away. Amble has a regular bus service to Alnwick, Ashington, Blyth and Newcastle, and it is approximately 4.5 miles to the mainline rail station at Alnmouth.

Entry is via the glazed front door which opens into an entrance hallway offering floor to ceiling built-in storage for hanging coats and storing shoes and suchlike. The electrical consumer unit is housed here for ease of access and a radiator ensures added comfort. A glazed door leads off into the main hallway which provides convenient access to the principal living spaces. The wooden floor continues throughout most of the ground floor creating a seamless transition between the different space in addition to working in harmony with the recently fitted oak and glass staircase, with space for storage beneath, which ascends to the first floor. You are impressed by the sense of light circulating within this lovely home from this point onwards.

Light and bright, this reception room, with a window overlooking the central courtyard, is an ideal multi-use room which is currently utilised as an office but could equally well be a ground floor bedroom if you so wished due to its proximity to the ground floor shower room.

The ground floor shower room comprises a shower cubicle with a single shower head behind a sliding door, a wall hung vanity unit with a hand wash basin on top, an extractor fan, a close coupled toilet with a push button behind, a wall mounted mirrored cabinet and a chrome towel rail. The space is finished with a combination of tiling and wet walling creating a stylish look.

The kitchen-diner is a contemporary space appealing to modern living. The kitchen offers a good range of wall and base units with a white high gloss door complemented by a contrasting marble-look light coloured work surface. There is a free standing blue electric Rangemaster oven with a warming drawer and a four-place hob beneath a splash back, matching the surfaces, and a large Rangemaster extractor fan. In terms of fitted equipment, there is a microwave, a slim wine cooler, an AEG dishwasher and a single bowl stainless steel sink beneath a window allowing for natural light in addition to capturing views of the braid and Amble Marina. A unit at one side of the kitchen works in harmony with the Rangemaster, the blue colours enhancing the nautical theme perfectly. There is plenty of space to sit and dine before a pair of French doors which open out onto a decked area, with a rope balustrade, within the rear garden, which catches the early evening sunlight. This is an ideal space in which to enjoy al fresco dining whilst appreciating the lovely coastal views. A gate leads to the braid which is a perfect access point for enjoying a walk along towards Amble or for taking a furry friend for a ramble.

A partially glazed door leads from the kitchen into a useful utility room which is finished with flooring matching that of the kitchen creating continuity between the spaces. There are further base and wall units, under bench space for two appliances, a circular stainless-steel sink with a mixer tap above, an extractor fan and a radiator ensures added comfort. There is further space for a free-standing American style fridge freezer.

Taking the stairs to the first floor, the landing opens out to the spacious and welcoming lounge, one large bedroom and the family bathroom.

Bathed in natural light courtesy of a pair of sliding doors which open out onto a balcony capturing far reaching views towards Warkworth Castle, the lounge is a unique and relaxing room. A large window adds natural light and there is plenty of room for comfortable seating making this a wonderful room in which to entertain family and friends. There is space to accommodate a couple of chairs within the balcony where you can sit and enjoy the evening sunshine and coastal vista.

The bedroom is a spacious double room with a unique corner window capturing views to the side and front of the property. There is plenty of space to accommodate a range of bedroom furniture within this peaceful and restful light and bright room.

The family bathroom comprises a bath with a shower over behind a screen, a towel rail, a wall mounted mirrored cabinet, a concealed cistern toilet within a vanity unit with a hand wash basin set within the surface and a chrome heated towel rail. A window overlooks the front of the property. The walls are fully tiled, and the floor completed with a stylish vinyl.

The oak and glass staircase continues to ascend to the second floor where the landing opens to two bedrooms one of which benefits from en-suite facilities. The extensive views towards the estuary and the dunes are glorious.

The primary suite is a spacious light and bright double room neutrally decorated allowing the easy addition of accent colour should you so wish. Sightly further removed from the main hub of the home and oozing peace and tranquillity, this restful room boast a superbly large window overlooking the Marina and the coast beyond. The en-suite comprises a shower cubicle with a single shower head within, a close coupled toilet with a push button flush, a chrome heated towel rail and a floor standing vanity unit with a hand wash basin on top and a wall mounted mirror above. The space is finished with white tiles and vinyl flooring creating in crisp and fresh finish.

Bedroom 2 is a double room with a Velux window to the side of the property. This room is neutrally decorated, allowing the easy addition of a splash of colour, and offers beneficial built in storage. The bedrooms are finished with a sumptuous carpet adding comfort as you move throughout.

Tenure: Leasehold with a share of the freehold
Council Tax Band: D, £2,615.39 for the 2026/2027 tax year
EPC: C
Service Charge : £102.00/quarter which covers external maintenance ie: fences, drains, grounds,(not within property boundary)
They also pay £100/year to have access straight on to the braid?(area of grass land in front of marina

Anti-Money Laundering Checks

We are required by law to carry out anti-money laundering checks on both sellers and buyers. These checks are administered through our secure online verification system, Kotini. We will provide Kotini with your relevant contact details, including your name, email address and telephone number, so that you can receive an invitation to complete the necessary

checks online. We remain responsible for ensuring that all required checks and ongoing monitoring are carried out appropriately.

For sellers, the cost of these checks is included within our marketing fee, with no additional charge.

For buyers, a non-refundable fee of £60 (including VAT) per purchase is payable for the required anti-money laundering checks. This fee must be paid, and the necessary checks completed satisfactorily, before we issue the Memorandum of Sale.

Important Note: These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you..

## Features

- Sea and marina views, sold with no chain
- Balcony
- Parking
- Garage
- Garden
- Within walking distance to all Amble has to offer
- Short walk to the beach
- Light and spacious
- Modern quality fixtures and fittings

## Contact Us

**EH Homes**
Casey Lodge Park Road,
Swarland
Morpeth
Northumberland
NE65 9JD
T: 01665 661170
E: info@eh-homes.co.uk































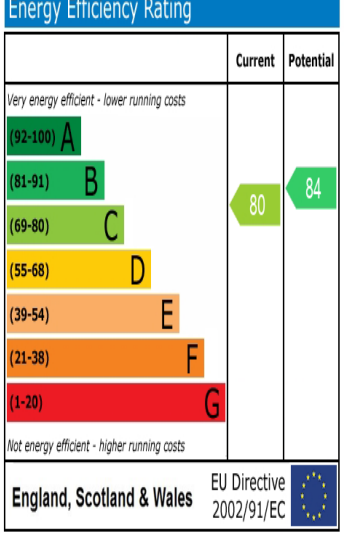










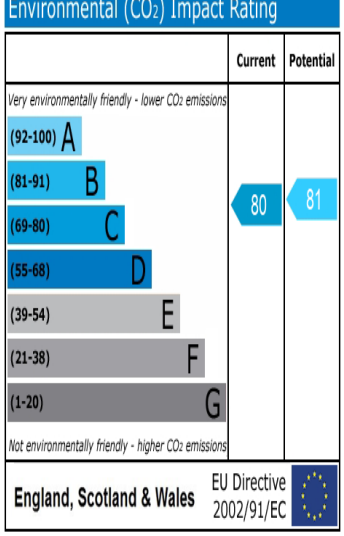
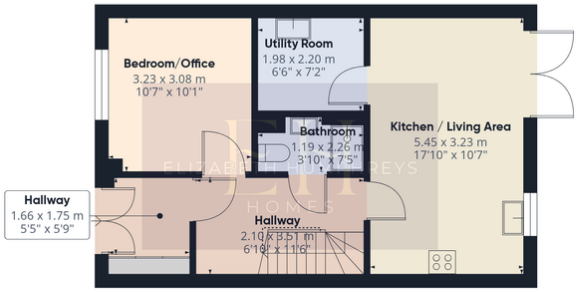



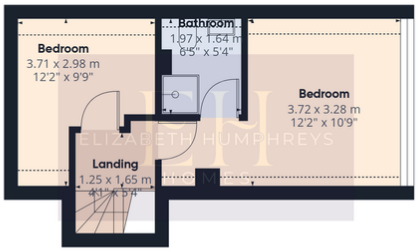

Image not found or type unknown




**Ground Floor** Building 1




**Floor 1** Building 1




**Floor 2** Building 1




**Ground Floor** Building 2

ELIZABETH HUMPHREYS HOMES

**Approximate total area**(1)

132.5 m²
1426 ft²

**Reduced headroom**

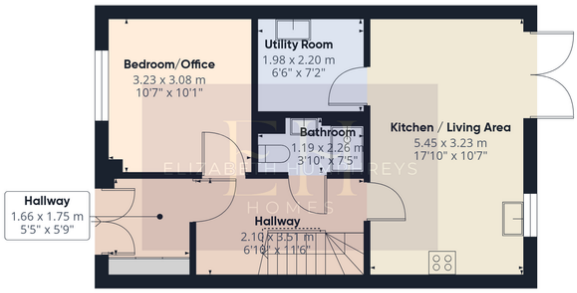
5.2 m²
56 ft²

(1) Excluding balconies and terraces

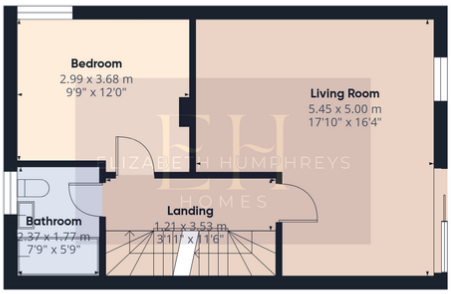
Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

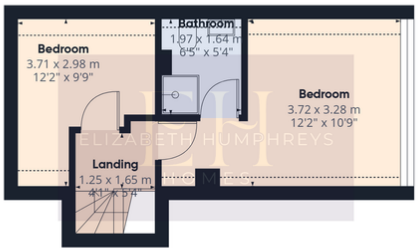
GIRAFFE360


**Ground Floor** Building 1




**Floor 1** Building 1




**Floor 2** Building 1

ELIZABETH HUMPHREYS HOMES

**Approximate total area**(1)

117.6 m²
1266 ft²

**Reduced headroom**

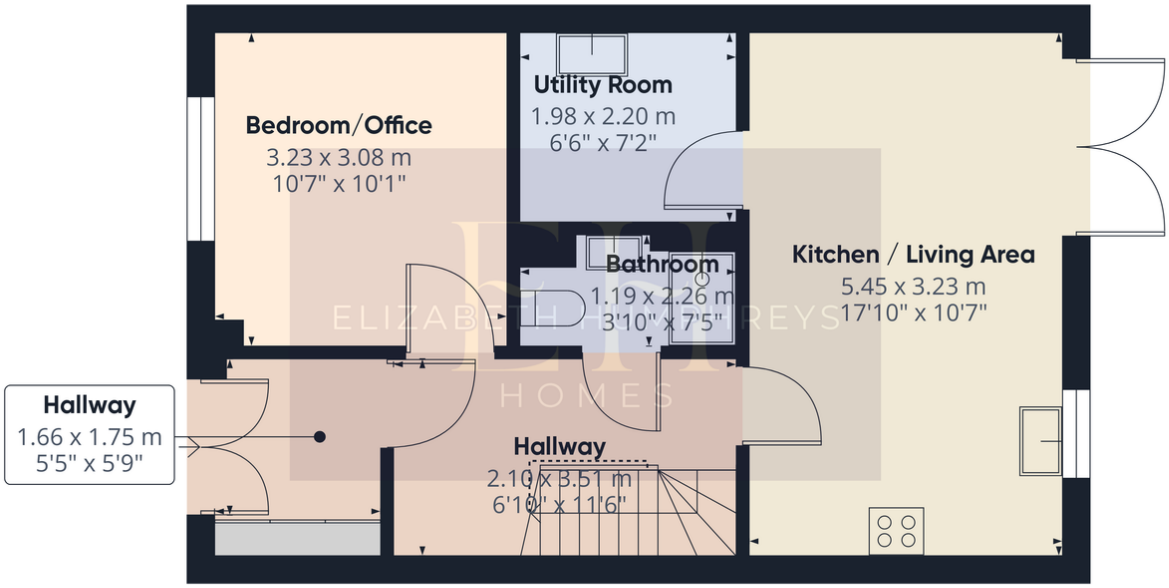
5.2 m²
56 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




**Approximate total area**(1)

46.1 m²
497 ft²

**Reduced headroom**

1.1 m²
11 ft²

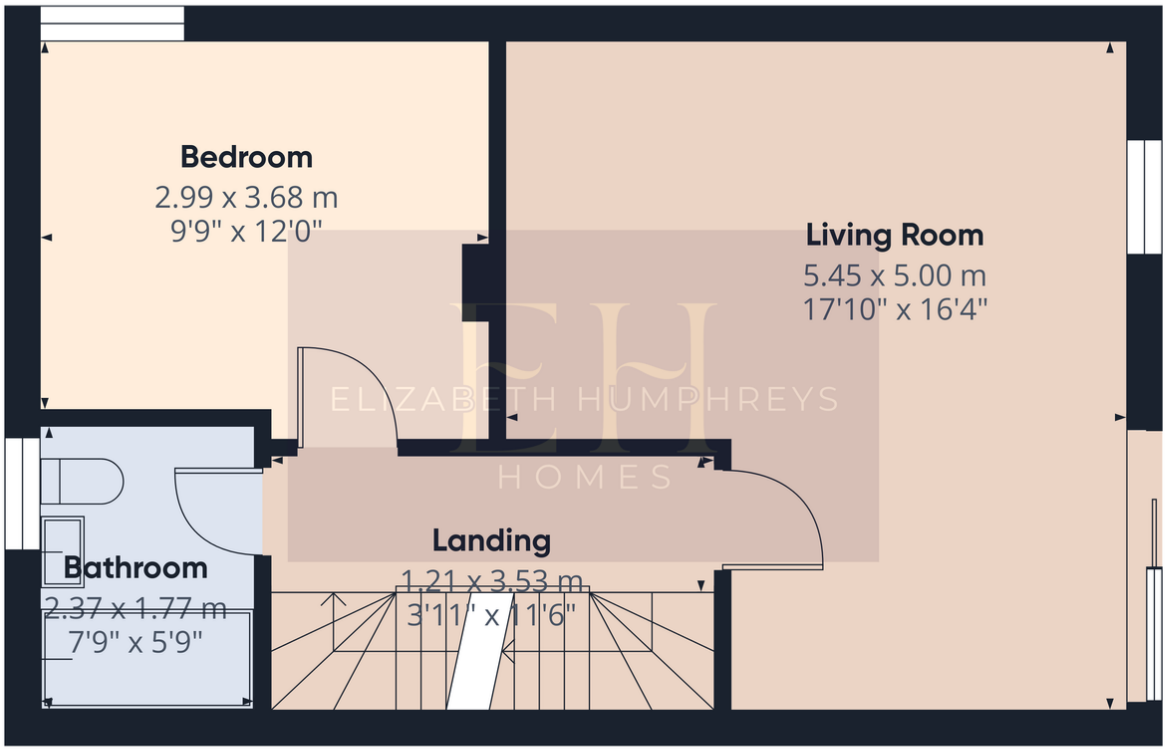
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Ground Floor** Building 1




**Approximate total area**(1)

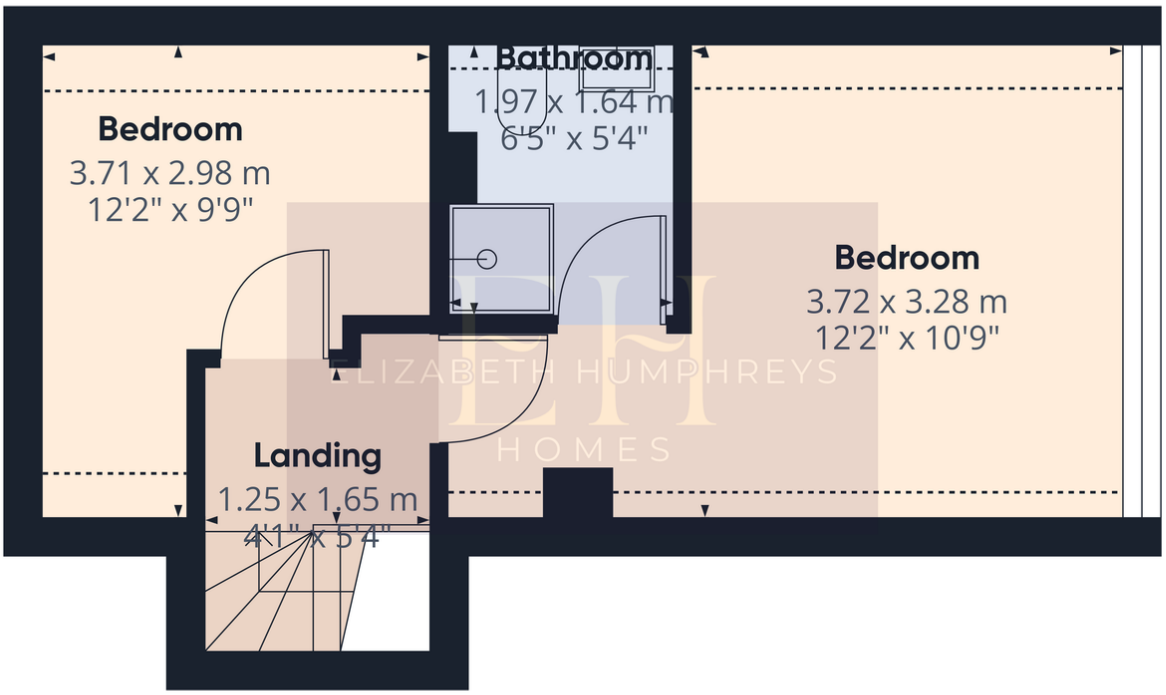
43.2 m²
465 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Floor 1** Building 1




**Approximate total area**(1)

28.3 m²

304 ft²

**Reduced headroom**

4.2 m²

45 ft²

(1) Excluding balconies and terraces

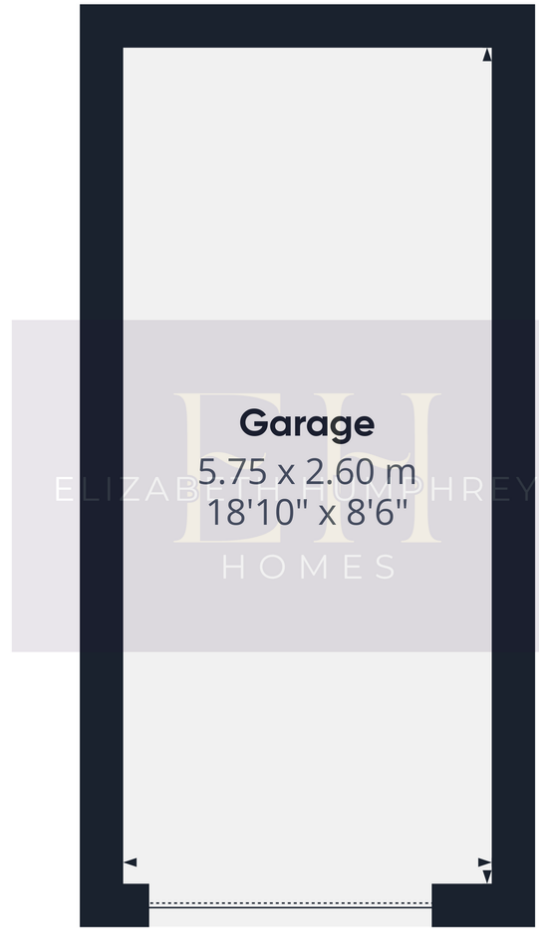
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Floor 2** Building 1




**Approximate total area**(1)

14.9 m²

160 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Ground Floor** Building 2