

Shorelea, 19 Argyle Street, Alnmouth, Alnwick, Northumberland

Offers Over £395,000



Full Description

Situated minutes from the beach, this property is your perfect coastal retreat. Elizabeth Humphreys Homes are delighted to welcome to the market this distinctive ground floor two bedroomed apartment located in the seaside village of Alnmouth. The property benefits from a quiet setting, a mix of wooden and uPVC windows and a wooden front door, gas central heating and all the other usual mains connections. In addition, this lovely home features a parking area to the rear with an electric roller shutter door enabling off street parking within a beautiful courtyard garden to the rear which is the ideal place in which to enjoy al fresco dining or a glass of wine. This delightful property would suit someone looking to downsize or looking for an alternative to a bungalow as the layout is predominantly all one level.

Alnmouth is a picturesque Northumbrian coastal village offering a whole host of amenities such as restaurants, coffee shops, gift shops, public houses and a golf club. The beach and dunes are the perfect place to enjoy wonderful walks and to spot a range of nature and wildlife. Alnmouth train station provides easy access to Edinburgh, Newcastle and London and is within walking distance from the centre of the village. The historic market town of Alnwick is a 5 minute drive away and is a town full of

history and culture, from the tranquillity of Barter Books to the splendour of Alnwick Castle and Garden. There is an excellent selection of local food retailers, delis, bakeries and butchers as well as larger chain supermarkets. The town centre also has excellent amenities including several banks, GP surgeries, dental practices and a fabulous leisure centre to name but a few.

The wooden front door opens into a shared internal porchway which showcases original tiling, high ceilings, coving and a dado rail all of which form a lovely, elegant welcome. A wood and glass door opens into 'Shorelea' the hallway impressing with its high ceiling and stripped wood floorboards which extend into the lounge-diner creating a seamless transition between the different spaces.

With a large bay window with a beautiful window seat overlooking the front of the property, the lounge is an inviting space in which to spend time with family and friends. An open fireplace, with a stunning marble surround, housing an electric effect wood burner forms an exquisite focal point with original coving, deep skirting boards and picture rail adding charm to this incredibly spacious room.

The kitchen, with glorious oak flooring, offers plenty of space to sit and dine. There are a good number of wall and base units with a white handleless door complemented by a white delicately sparkly granite effect work surface. The centre island incorporates a breakfast bar which offers further storage and seating. In terms of fitted equipment, there is a single bowl stainless steel sink dropped into the work surface, a dishwasher, an under bench electric oven and a four-place electric hob. There is space for a free-standing fridge freezer and the space beneath the stairs presents excellent storage potential. A window overlooking the rear allows a good amount of natural light.

A wood and glass door provides access to a rear boot room which offers space and plumbing for a washing machine and which houses the Baxi gas boiler for ease of access. Two windows overlook the beautiful rear courtyard garden.

A couple of steps lead to two bedrooms and the family bathroom.

The primary bedroom is a large double room with a window capturing pleasant views of the rear garden.

Bedroom 2 is opposite and is a spacious double room with a high-level window allowing for natural light.

The family bathroom comprises a quadrant shower cubicle with an electric shower and wet walling within, a pedestal wash hand basin, a close coupled toilet with push button and a chrome heated towel rail ensures added comfort. Natural light enters via a skylight.

The rear garden is low maintenance and has been furnished with a range of flowering pot plants making it a attractive space in which to relax and unwind after a busy day exploring this area of outstanding natural beauty or from a glorious day at the beach which is only a short walk away.

Tenure:

Council tax band: C, £2,145.40

EPC: E

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

- Ground floor living
- Walk to the beach
- Gas central heating
- Modern kitchen
- Light spacious living spaces
- Parking permits
- Courtyard garden
- Off street parking

Contact Us

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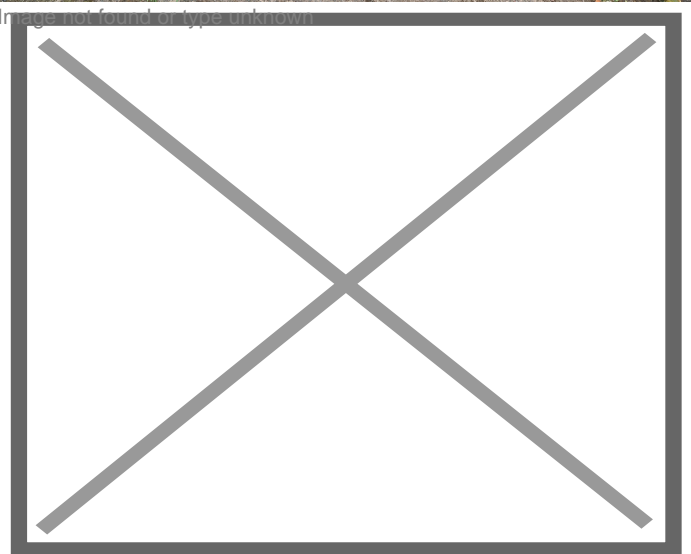


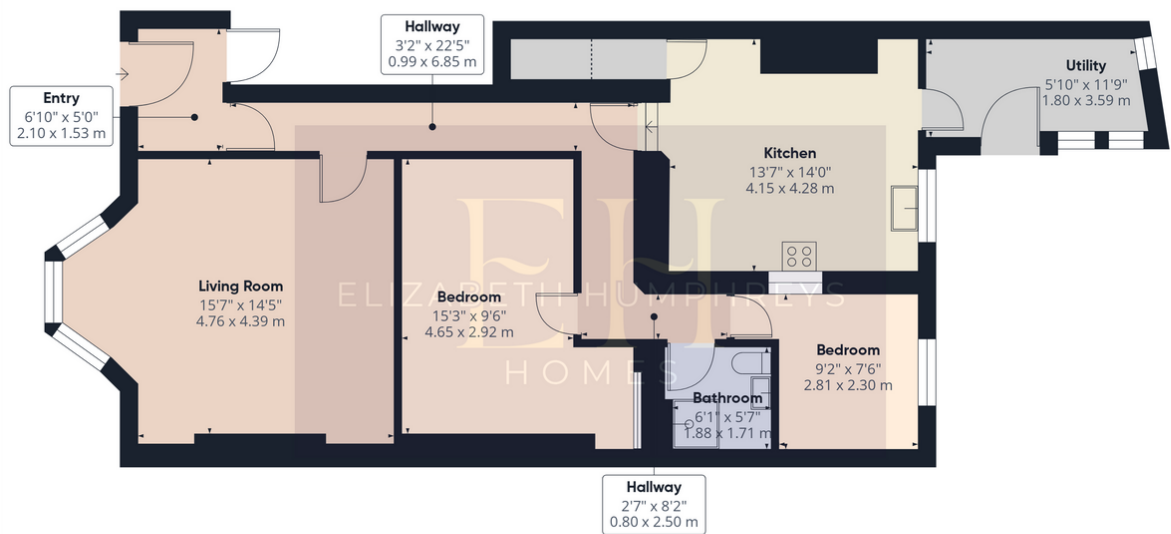




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	60
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	51
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		





Approximate total area⁽¹⁾
966 ft²
89.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

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