



# The Beach House, 8 Pebble Beach Whitburn, Tyne & Wear SR6 7NY

## SITUATION AND DESCRIPTION

The Beach House is a simply stunning property of considerable quality situated in an unrivalled beach front position and offering magnificent, uninterrupted sea and coastal views.



Sympathetically designed with wall to ceiling glazing in the main reception rooms maximising the dramatic coastal aspect, the property provides split level open plan luxury in a unique sea front setting. Beautifully appointed throughout with high quality fittings and stylish modern décor, the property is generously proportioned with the accommodation flowing attractively from room to room.



Particular features include the superb vaulted living area with exposed roof trusses, the high quality recently fitted kitchen with granite work surfaces and the luxury en suite to the master bedroom featuring high quality bedroom furniture and direct access to external sun terraces. The remaining bedroom accommodation is spacious and attractively appointed with modern fitted wardrobes and the property has the benefit of wrap around terracing and balcony areas, ideally suited to outside entertaining or simply to enjoying beach front ambiance and panoramic views. The property benefits from gas central heating (combi) and UPVC double glazing.

Whitburn itself is a sought after historic village with excellent amenities including local schools, shops and

public transport provision. It is well placed for access to the regional road network with the A19 dual carriageway and A1(M) easily accessible and Metro facilities are available in Seaburn or East Boldon.

This is a truly impressive property which has to be viewed for a full appreciation of the unique range of features it has to offer. It comprises: Hall, living room, dining room, fitted kitchen, utility, snug, 4 double bedrooms (luxury en suite), dressing room, family bathroom/gym room, gas CH (combi), uPVC double glazing, good sized integral garage, sun terraces and balconies.



## ENTRANCE PORCH

Electrically operated security door; cloaks cupboard.

## ENTRANCE HALL

Radiator with cover and wall lights.

## UPPER LANDING

8' 0" x 8' 4" (2.44m x 2.55m)

Sliding doors to glazed balcony and storage cupboards.

## LOUNGE

16' 7" x 21' 4" (5.08m x 6.51m)

Feature roof trusses; superb picture window wall with superb beach views; integrated mirrors; double glazed sliding doors to glazed balcony; skirting radiators.



### DINING ROOM

11' 11" x 22' 0" (3.64m x 6.71m)

Log burning feature stove; wine rack; fitted seating and table area with spotlights over; Amtico flooring; opening to kitchen; corner concealed lighting.



### KITCHEN

6' 11" x 18' 8" (2.11m x 5.69m)

Comprehensive range of fitted wall and floor units having granite and hardwood working surfaces and upstands; corner sink unit with feature mixer tap; American style fridge freezer; LED lighting to kickplates; Rangemaster dual fuel range style cooker; extractor hood with LED lighting; integrated dishwasher; spotlights.



### UTILITY ROOM

7' 8" x 6' 6" (2.35m x 2.00m)

Wall and floor units; double bowl sink unit; plumbed for automatic washing machine; built in fridge freezer; Amtico flooring; heated towel rail; radiator.

### INNER HALL

Spotlights; sliding doors to snug; radiator.

### SNUG

15' 10" x 12' 1" (4.84m x 3.69m)

Electrically operated remote control Velux windows; gas coal effect living flame fire; French doors to sun terrace; floor to ceiling glazing with stunning beach views.

### BEDROOM ONE

19' 5" x 11' 10" (5.94m x 3.62m)

Comprehensive range of quality fitted wardrobes and cupboards with integrated spotlights and shoe rack; French doors to sun terrace; underfloor heating.

### SUN TERRACE

With stunning sea and beach views; glazed and stainless steel balustrade.

### LUXURY EN SUITE BATHROOM

Roll top bath with feature mixer tap; vanity wash basin with cupboards under; low level wc; corner shower enclosure with rain shower over; downlights; Amtico flooring; cupboard with Vokera wall mounted combi boiler; underfloor heating; heated towel rail.

### WALK IN DRESSING AREA

7' 4" x 6' 0" (2.26m x 1.83m)

Range of fitted furniture, shelves and desk.



### BEDROOM TWO

12' 2" x 15' 3" (3.71m x 4.66m)

Range of mirror fronted fitted wardrobes; fitted desk and drawers; spotlights; radiator.



### **BEDROOM THREE**

3 10' 3" x 11' 8" (3.13m x 3.56m)

Superb range of quality fitted wardrobes, cupboards and drawers; skirting radiator.



### **BEDROOM FOUR**

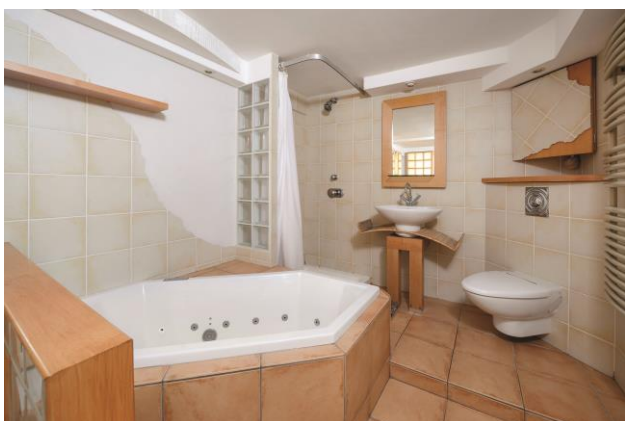
4 8' 9" x 12' 0" (2.68m x 3.68m)

Good range of quality fitted wardrobes, cupboards and drawers; skirting radiator.

### **BATHROOM/GYM ROOM**

18' 8" x 8' 3" (5.69m x 2.53m)

Jacuzzi bath with integrated radio; wash basin with mixer tap and stand; low level wc; tiled shower area with power shower; fitted cupboards; partly tiled walls; partly tiled floor with underfloor heating.



### **LOWER HALL**

With storage cupboards and shelves; access door to garage; skirting radiators.

### **INTEGRAL GARAGE**

5.48m x 3.38m

With electrically operated roller shutter door; spotlights; car standage to front accessed to rear of Fishermans Cottages.

Two additional parking spaces.

### **ESTATE AGENTS NOTE**

There is shared access to the four garages below the property.



### **SERVICES**

The property has mains electric and water services.

### **TENURE**

Freehold.

### **FLOOD RISK**

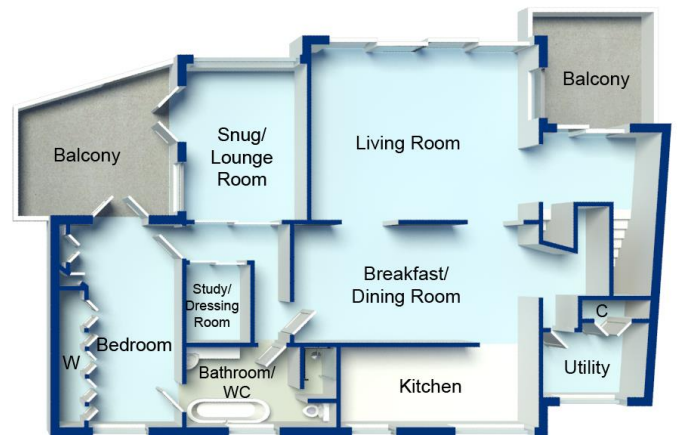
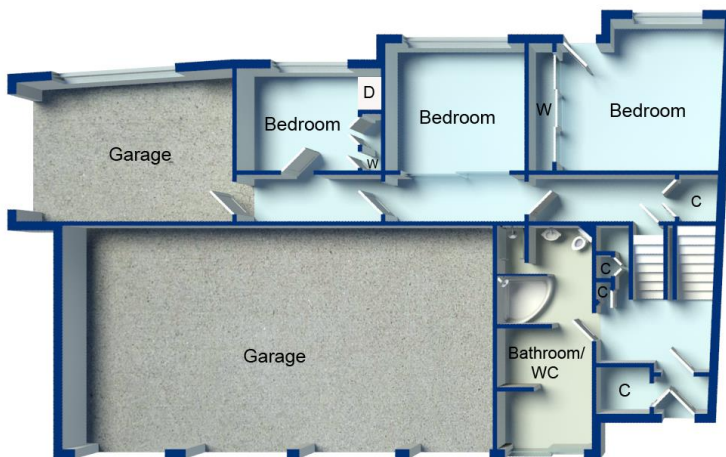
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

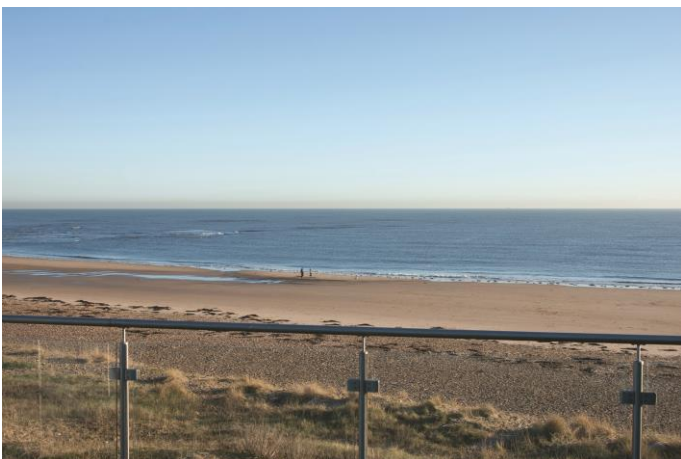
### **ENERGY PERFORMANCE RATING**

Grade: D



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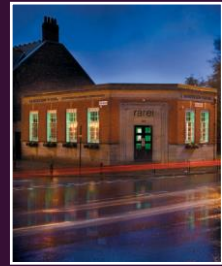
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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**OPEN 7 DAYS A WEEK**

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