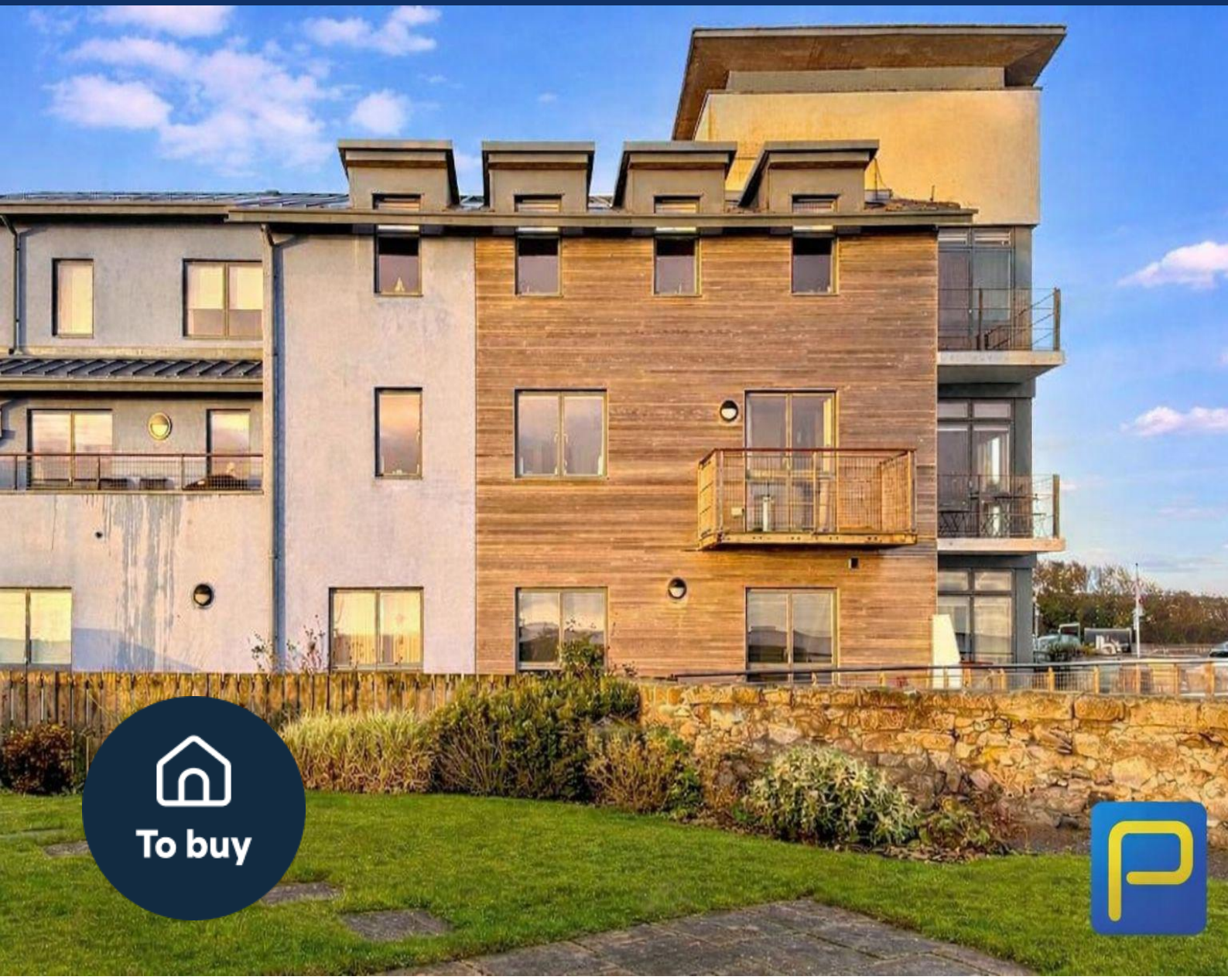


3 bed duplex to buy in NE68

The Viking, Seahouses, Northumberland, NE68 7TA

£420,000

x 3 x 3 x 1

Tenure

Leasehold

Garage parking

Property features

- Arguably best Viking position
- Panoramic harbour & sea views
- Rarely available since 2008
- Balcony, garage & gardens
- EPC Rating D

Key Information

- Council Tax: Band F
- EPC Rating: D
- Heating supply: Electric
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

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Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

Occupying what is arguably the best position within The Viking, this exceptional coastal home enjoys an unrivalled outlook over the harbour, the North Sea, and towards Bamburgh Castle and the Farne Islands. Rarely available to the market, the property has been owned and cherished by the current owners since its construction circa 2008, making this a truly special opportunity.

Arranged over two levels, the accommodation is both spacious and highly versatile. The impressive open-plan lounge and kitchen form the heart of the home, flooded with natural light and perfectly positioned to take full advantage of the breathtaking views. Fully glazed doors open onto the easterly-facing balcony, creating a seamless connection to the outdoors and providing an ever-changing coastal backdrop, with views extending to Bamburgh Castle, the Farne Islands and, on a clear day, the monastery on Lindisfarne.

The high-specification kitchen is thoughtfully designed with a full range of integrated appliances, granite work surfaces, and a breakfast bar, ideal for both everyday living and entertaining, while modern conveniences include app-controlled heating and hot water, allowing efficient and remote management of the home. A flexible dining room, currently used as such but easily adaptable as a third bedroom or study, benefits from its own harbour-facing window and independent access from the hallway.

The upper floor hosts two generous double bedrooms, both enjoying harbour views and their own en suites with underfloor heating. The principal bedroom is particularly striking, forming an open-plan suite with a luxurious en suite bathroom featuring a freestanding bath, walk-in shower, and twin vanity units, while Bedroom Two is served by a stylish en suite shower room. A contemporary family shower room, practical utility room, and excellent storage further enhance the accommodation.

Externally, residents benefit from a beautifully positioned communal garden to the east of the building, set between The Viking and the harbour, offering lawned and paved seating areas with outstanding coastal views. The property also includes a superbly located garage, widely regarded as one of the most convenient within the development, with an easy straight-in, straight-out approach.

Combining an enviable position, panoramic views, high-quality accommodation, and genuine rarity, this outstanding home offers a unique chance to acquire one of The Viking's finest properties.

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 999 years from 1 January 2007

Annual Service Charge Amount: £4,335.00

Price: £420,000

Property Type: Duplex

Parking: Garage

Construction materials: Brick and block

Roofing type: Metal roofing

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Residents Secure Access Communal Hallway

Secure keypad entry leads into the communal stairwell for residents, serving this highly regarded corner of The Viking. The main entrance to No.12 is positioned on the first floor, with a further entrance available via the communal stairwell on the second floor.

Inner Hallway

A spacious inner hallway featuring an understairs storage cupboard, staircase to the first floor, and access to the lounge, family shower room, and dining room / bedroom three.



Lounge

An impressive living area featuring large windows that frame stunning harbour and North Sea views. The space is open plan to the kitchen, benefits from fully glazed doors to the balcony, and has double doors connecting to the dining room / bedroom three.



View from Balcony

Truly a view to be appreciated. Located on the eastern elevation of The Viking, the balcony offers uninterrupted panoramic views over the harbour, the North Sea, with Bamburgh Castle and the Farne Islands visible on the horizon.



Kitchen

A high-specification, modern fitted kitchen offering a comprehensive range of integrated appliances, including a fridge, freezer, electric oven with induction hob and extractor hood, microwave oven, dishwasher, and waste disposal unit. A one-and-a-half bowl stainless steel sink is set within the granite work surface beneath a northerly-facing window, which enjoys views towards Bamburgh Castle and the Farne Islands. The kitchen provides ample storage, features a breakfast bar, and is open plan to the main living space.



Dining Room / Bedroom Three

A highly flexible room, presently arranged as a dining room but equally well suited for use as a spacious third bedroom or home study. The room may be closed off from the lounge for added privacy, has independent access from the hallway, and boasts an easterly-facing window overlooking the harbour and its impressive views.



Family Shower Room

A contemporary and well-appointed shower room fitted with a modern white suite comprising a WC, wash hand basin with storage below, and a fully tiled, walk-in shower enclosure with glazed screen. Finished with stylish wall tiling, a coordinating vanity unit, mirror, heated towel rail, and quality fittings, creating a clean, practical, and attractive family shower room.



First Floor Landing

A well-proportioned landing providing access to Bedroom One, Bedroom Two, and the utility room, with an exit door leading to the residents' communal stairwell on the second floor.



Utility Room

A practical and well-equipped utility room fitted with a range of storage cupboards, work surface with inset stainless steel sink and drainer, and space for laundry appliances. Housing the hot water cylinder, the room provides an efficient and functional ancillary space, ideal for day-to-day household needs.



Bedroom One

A generous and beautifully presented principal bedroom enjoying excellent natural light and harbour views via dual windows. The room offers ample space for bedroom furniture and incorporates a dedicated dressing area, with the open-plan design flowing seamlessly into the luxurious en suite, creating a stylish and contemporary main suite.



En Suite to Bedroom One

A beautifully appointed en suite, open plan to the principal bedroom and designed with a luxurious, spa-like feel. The space features a freestanding bath and a walk-in shower with glazed screen, complemented by underfloor heating, tiled flooring and part-tiled walls, contemporary lighting, twin vanity units with storage, heated towel rail and a WC. A window provides natural light and enjoys attractive views over the harbour and the North Sea.



Bedroom Two

A well-proportioned and attractively presented double bedroom enjoying excellent natural light and harbour views via the window. The room offers ample space for bedroom furniture and benefits from a calm, neutral décor, with direct access to the en suite shower room.



En Suite to Bedroom Two

A contemporary en suite shower room finished to a high standard, featuring a walk-in shower with glazed enclosure, wash hand basin with vanity storage, WC, and a heated towel rail. The space is further enhanced by underfloor heating, tiled flooring and walls, and modern lighting.



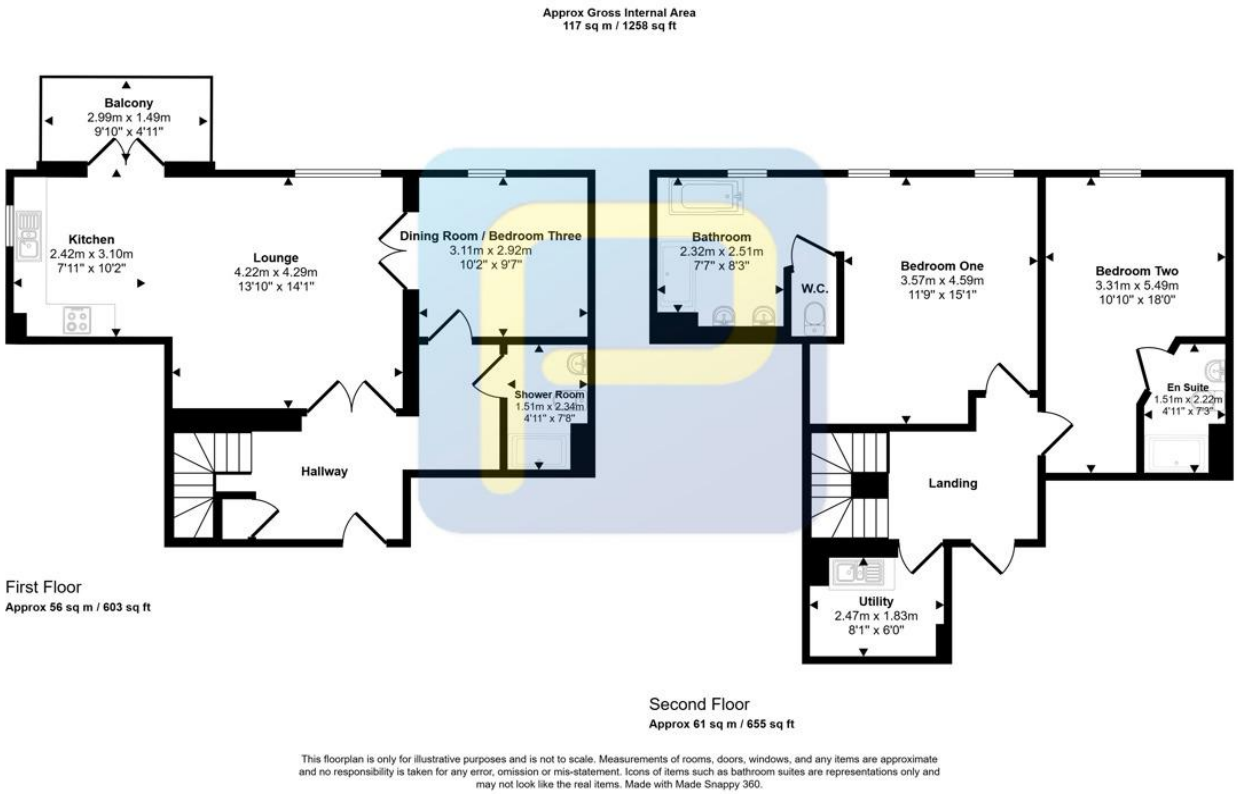
Garage

A well-positioned garage with electric remote-controlled door, power, lighting, and cold water tap. Arguably one of the best-located garages within The Viking, benefitting from a simple and direct drive-in, drive-out access.

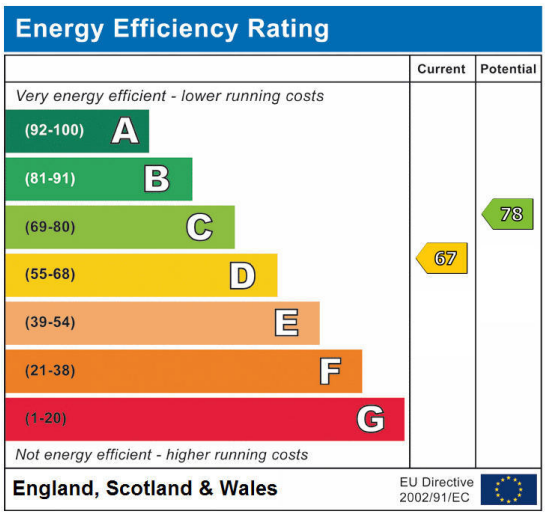
Residents Communal Garden

Ideally located to the east of The Viking, set between the building and the harbour, this attractive residents' communal garden provides a peaceful outdoor space with lawned and paved seating areas. From here there are stunning views across the harbour, the sea, and towards Bamburgh Castle and the Farne Islands.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



The Viking, Seahouses, Northumberland, NE68 7TA

Contact your local branch today for more information on this property:

19 Bondgate Without, Alnwick, Northumberland, NE66 1PR, Tel: 01665 639110, alnwick@pattinson.co.uk, www.pattinson.co.uk

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