



Beautifully converted, 2-bedroom first floor apartment situated on Main Street in Spittal, Berwick-upon-Tweed. This delightful property offers a perfect blend of modern convenience & classic charm, ideal for a variety of lifestyles

54 Main Street, Spittal,  
Northumberland, TD15 1QY

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 74 SQ M

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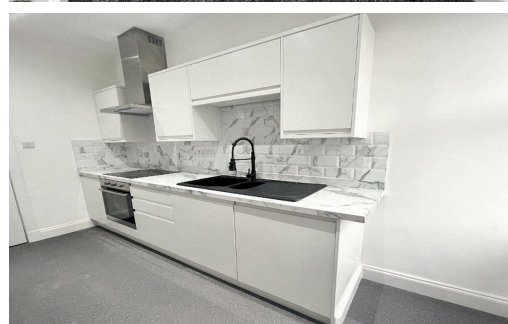
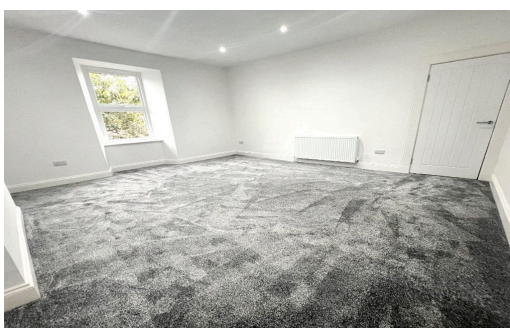
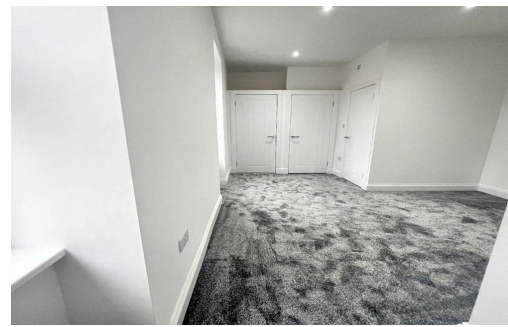
Guide Price £195,000

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## About this property

Explore the allure of this two-bedroom first floor apartment on Main Street, Spittal.

Step inside to discover a well-designed layout featuring a kitchen and sitting room. The master bedroom boasts an en suite shower room, while the second double bedroom and additional shower room provide ample space for guests or a home office.

This inviting apartment welcomes you with a spacious sitting room with windows flooding the space with natural light, creating a warm and inviting atmosphere. Adjacent to this area is a modern breakfasting kitchen, complete with state-of-the-art appliances, sleek countertops, and generous storage, catering perfectly to culinary enthusiasts.

The master bedroom offers tranquillity and space for a double bed and additional furnishings, enhanced by an en suite shower room. This serene retreat is ideal for unwinding after a busy day. The equally spacious and versatile second bedroom serves as a guest room or home office, accommodating various needs with meticulous attention to detail for a peaceful atmosphere and restful sleep.

A stylish family shower room completes the interior, featuring high-quality fixtures and elegant tiling for a luxurious experience.

Residents can enjoy the outdoor communal courtyard, offering a pleasant space for relaxation. Nestled in the charming coastal village of Spittal, the apartment is a short stroll from the picturesque Spittal Beach, offering serene sea views and a peaceful escape from urban life. Nearby Berwick-upon-Tweed provides convenient access to shops, restaurants, and excellent transport links.

This newly converted apartment offers a rare opportunity to enjoy modern living in a sought-after location.



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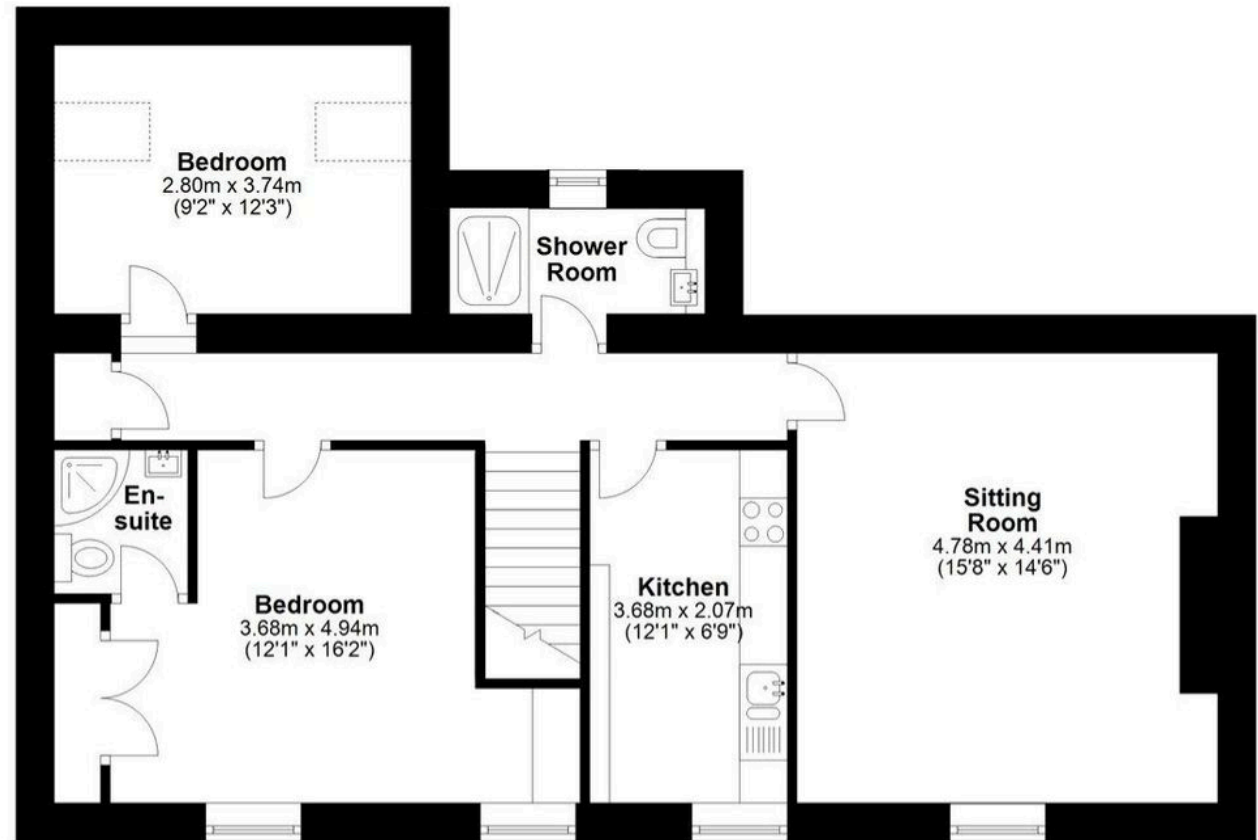
## Plans

Approx. gross internal floor area  
**74 Square Meters**

### Accommodation Comprises

Ground Floor –  
Breakfasting Kitchen, Sitting Room, Master Bedroom  
(En Suite) Double Bedroom, Shower Room

Outside –  
Communal Courtyard.



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## Local Area

Main Street is positioned in the heart of Spittal which sits on the coast line of Berwick-Upon-Tweed. This scenic location is within a short walk to what is considered to be one of the best beaches in Northumberland, with stunning coastal views towards the east of Berwick's pier and lighthouse.

The historic market town of Berwick-Upon-Tweed is known for its beautiful architecture and rugged coastlines with unspoilt beaches. The ancient town has an expansive range of amenities with five national supermarkets and local shops. The area offers schooling for all ages with an array of first schools, a local high school or alternatively the well-regarded private school Longridge Towers. Berwick also has a large selection of sports clubs, public houses, restaurants, cafes and the Maltings theatre and cinema.

The local area has an extensive range of popular attractions and activities including Berwick's Elizabethan walls, castle remnants and pier. Bamburgh Castle and Lindisfarne National Nature Reserve are within easy reach, as well as the Border towns of Coldstream, Kelso and Melrose. Country and sporting pursuits are widely available, including hill walking, salmon and trout fishing, riding, hunting shooting and scuba diving in the renowned Berwickshire Marine Reserve. Swimming, gym and indoor bowling facilities exist at the Swan Centre in Berwick-Upon-Tweed. There are several golf courses within a short drive, including Magdalene Fields in Berwick, Goswick, Eyemouth and The Hirsell Golf Club in Coldstream.

Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London. Both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours and 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.



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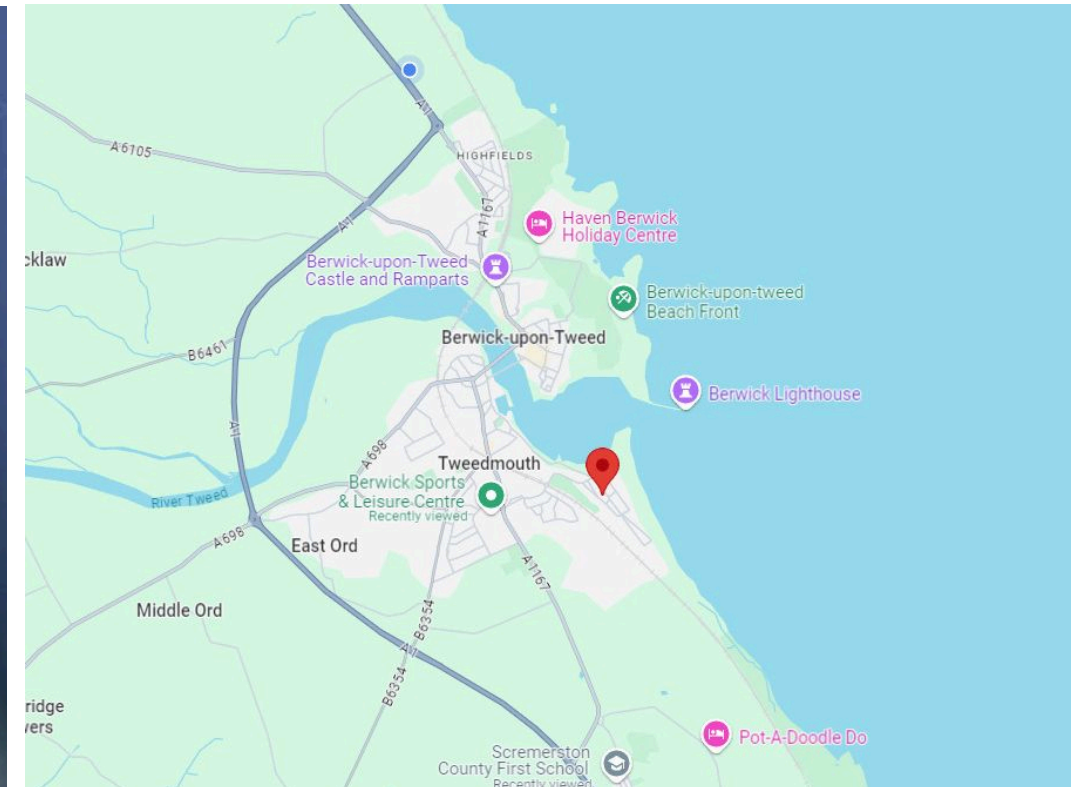
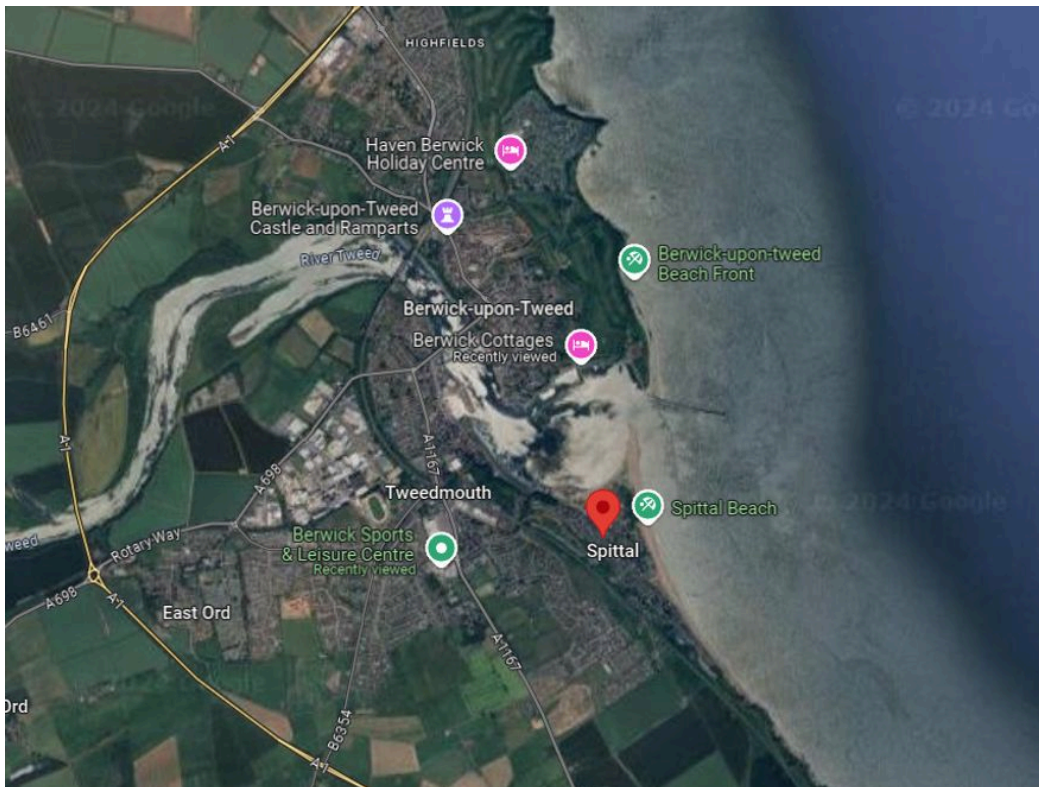
# Location

## Distances

Berwick Train Station 2 miles, Norham 9 miles, Holy Island 14 miles, Bamburgh 18 miles, Alnwick 29 miles, Edinburgh City Centre 57 miles, Newcastle 63 miles.

(distances are approximate).

## What3Words



## Key Information

### Local Authority

Northumberland County Council

### Council Tax

Band = NA

### Tenure

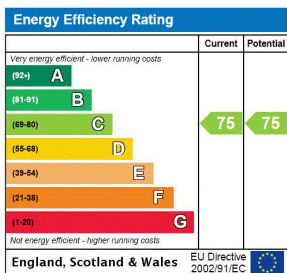
Leasehold- 999 Years

remaining

EPC

### PROPERTY EPC

EPC Rating = C



### General Remarks

Management Fees

To be confirmed, predicted to be around £500 per year.

Services

- Gas central heating
- Mains gas, electricity, water and drainage.
- High speed broadband services are available.

Fixtures and Fittings

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale

Listing and Conservation

54 Main Street is not a listed building and does fall within a conservation area.

Internet Web Site

This property and other properties offered by Paton & Co can be viewed on the following websites:

[www.patonandco.com](http://www.patonandco.com) / [www.rightmove.co.uk](http://www.rightmove.co.uk) / [www.zoopla.co.uk](http://www.zoopla.co.uk) / [www.onthemarket.com](http://www.onthemarket.com) / [www.primelocation.com](http://www.primelocation.com)



# Enquire



Chloe Riva  
Paton & Co  
01289542400  
chloe@patonandco.com



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Book a  
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## Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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