



# PERCY GARDENS

Tynemouth | North Tyneside



**rare!**  
From Sanderson Young

## Percy Gardens

Tynemouth | North Tyneside | NE30 4HQ

18 Percy Gardens represents one of the North East's finest period family homes situated in an iconic street overlooking the spectacular coastline

**Price: Offers Over £1.795 Million**

*Newcastle City Centre 9.0 miles, Newcastle International Airport 14.6 miles, Metrocentre 15.9 miles (all distances are approximate)*

- Magnificent & unique 19th century five storey residence
- Stunning views over the sea & historic Tynemouth Priory
- Over 5213 sq ft of luxurious accommodation
- Fabulous third floor reception/bedroom with balcony & incredible views

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## DESCRIPTION

18 Percy Gardens represents one of the North East's finest, mid terraced luxury period family homes. This magnificent 19th century Victorian style, five storey residence, represents the very best that is available within Newcastle & North Tyneside for luxury private terraced dwellings.

Ideally situated on Percy Gardens and one of only four private townhouses situated on the crescent, this incredible and substantial family home enjoys stunning views over the North Sea, the mouth of the River Tyne and the historic Tynemouth Priory. Percy Gardens is perfectly placed to provide excellent access into Front Street, Tynemouth with its fantastic shops, cafes and amenities, as well as easy access straight onto King Edwards Bay & Longsands Beach.

Percy Gardens, which is renowned as one of the finest streets within its locality, enjoys private electronic gated access at each end with private parking, and stunning communal gardens to the front including a tennis court.

Boasting in excess of 5213 sq.ft, the internal accommodation comprises: Entrance vestibule | Reception hallway with beautiful marble flooring and staircase leading to the first floor | Stunning front living room which enjoys a bay window with views over the communal gardens, feature period fireplace, tall ceilings and ornate cornicing | Substantial open plan kitchen, dining & living room with glazed bi-folding doors onto the rear courtyard which includes a hot tub | The living room benefits from a fantastic fireplace, polished concrete feature wall and a glazed well looking down into the basement | The kitchen is extremely well equipped with modern cabinetry, worktops, integrated appliances throughout and a large central island | The kitchen is vaulted to the first floor study area and gives an exceptional feel of space and brings plenty of natural light into the room | Separate utility room | Downstairs WC | Steam Room/Shower | A gym is situated to the rear of the property and provides internal access to the garage.





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A separate staircase leads down into the basement and gives access onto a versatile space which could be utilised as a cinema, games room or further study.

The main staircase then leads up to the first floor and gives access to the principal bedroom, as well as a vaulted mezzanine study level with a feature 'Tynemouth Priory' wall and feature recessed lighting | The principal suite is situated to the front of the property and is a substantial double bedroom with a beautiful bay window overlooking the North Sea and equally benefits from a period marble fireplace, as well as lovely cornicing | The bedroom gives access to an open dressing room/ensuite which is particularly well equipped with a four piece suite including a separate WC.

The staircase continues up to the second floor and onto three further double bedrooms | Bedroom two is placed to the front of the property and benefits from an ensuite shower room/wc | Bedroom three is a further double placed to the rear with a standalone bathtub | Bedroom four is another large double room | Family shower room/wc with three piece suite.

A concealed door leads up to the third floor and onto a magnificent further reception room/bedroom five | This space benefits from double glazed bi-fold doors leading onto the inverted balcony with absolutely incredible views across the coastline | Ensuite bathroom with four piece suite and exposed brickwork.

Externally, 18 Percy Gardens offers an attractive front town garden with wrought iron gates and railings | To the rear is a cleverly landscaped west facing rear courtyard garden which offers a hot tub and enjoys the late afternoon and evening sun | An external staircase leads up to a further generous outside space which is ideal for entertaining in the warmer months | A double garage with electric roller door offers additional off street parking to the rear of the property.

This extremely unique and rare property to the market is immaculately presented throughout, and early viewings are strongly recommended to fully appreciate the size and quality of accommodation on offer!

Services: Mains electric, gas, water & drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Rating: TBC







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# FLOORPLANS



Total area: approx. 484.3 sq. metres (5213.2 sq. feet)  
18 Percy Gardens, Tynemouth





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