



The Seaglass

Residences at Seaham Hall | Lord Byrons Walk | Seaham | County Durham









## The Property

Seaham Hall Residences present a rare opportunity to own a contemporary coastal retreat within the grounds of one of the North East's most prestigious five-star hotels. Set against the beautiful backdrop of the Durham Heritage Coast, these exclusive lodges benefit from access to the award-winning, five-star amenities of Seaham Hall. Owners enjoy exclusive use of the hotel's renowned spa and wellness facilities, exceptional dining experiences, and dedicated concierge services, all within the security of a professionally managed estate.

Newly developed, each lodge is fully furnished and has been designed to complement the coastal surroundings. Through thoughtful design choices and carefully selected materials and furnishings, this property features an array of modern features, all contained within a tasteful, contemporary aesthetic. Whether as a personal retreat or an investment opportunity, the lodges provide a flexible ownership model, including the option of a fully managed letting service—allowing owners to benefit from potential rental income without the complexities of day-to-day management. With projected net rental returns of up to 10% annually and the benefit of no stamp duty or council tax, these lodges represent an attractive investment proposition combining lifestyle benefits with strong financial potential.

Beyond the lodge, owners enjoy beautifully landscaped grounds, direct access to the coastal path, and an array of exclusive benefits, from spa treatments and fine dining to 24-hour concierge support. A range of optional extras are available to personalise your lodge to suit your lifestyle.





## The Seaglass

The Seaglass is a beautifully designed two-bedroom luxury lodge offering contemporary living with a coastal outlook. Vaulted ceilings throughout the open-plan living/dining area and bedrooms create a light, airy ambience and a sense of space. Expansive Crittall-style fully glazed doors open onto a generous terrace, providing scenic views of the surrounding landscape. The high-specification kitchen features integrated appliances and premium features including warming drawer, wine cooler and bespoke cabinetry. An in-built bar with a wine cooler adds a sophisticated touch, perfect for entertaining guests. Underfloor heating and air conditioning maintain a comfortable environment throughout the year.

Both super-king-sized bedrooms provide a peaceful retreat, each benefiting from direct terrace access, ample storage, dressing rooms and luxurious en-suite bathrooms fitted with high-quality Laufen fittings and freestanding bathtub.

## Accommodation in Brief

### Ground Floor

Lounge/Kitchen/Dining | Bedroom with En-suite & Dressing Room

Bedroom with En-Suite & Dressing Room











## Externally

The Seaglass boasts an expansive terrace with a stylish pergola, Akula outdoor furniture and outdoor BBQ provides the perfect setting for alfresco dining and relaxation. A private hot tub and outdoor sauna offers a touch of indulgence, complemented by the tranquil natural surrounds.

### Agents Note

Please note that all images shown are computer-generated for illustrative purposes only and may not represent the final appearance, materials, or landscaping. Actual specifications and finishes may vary.

For more details on subletting, please consult the brochure included in this listing.

## Local Information

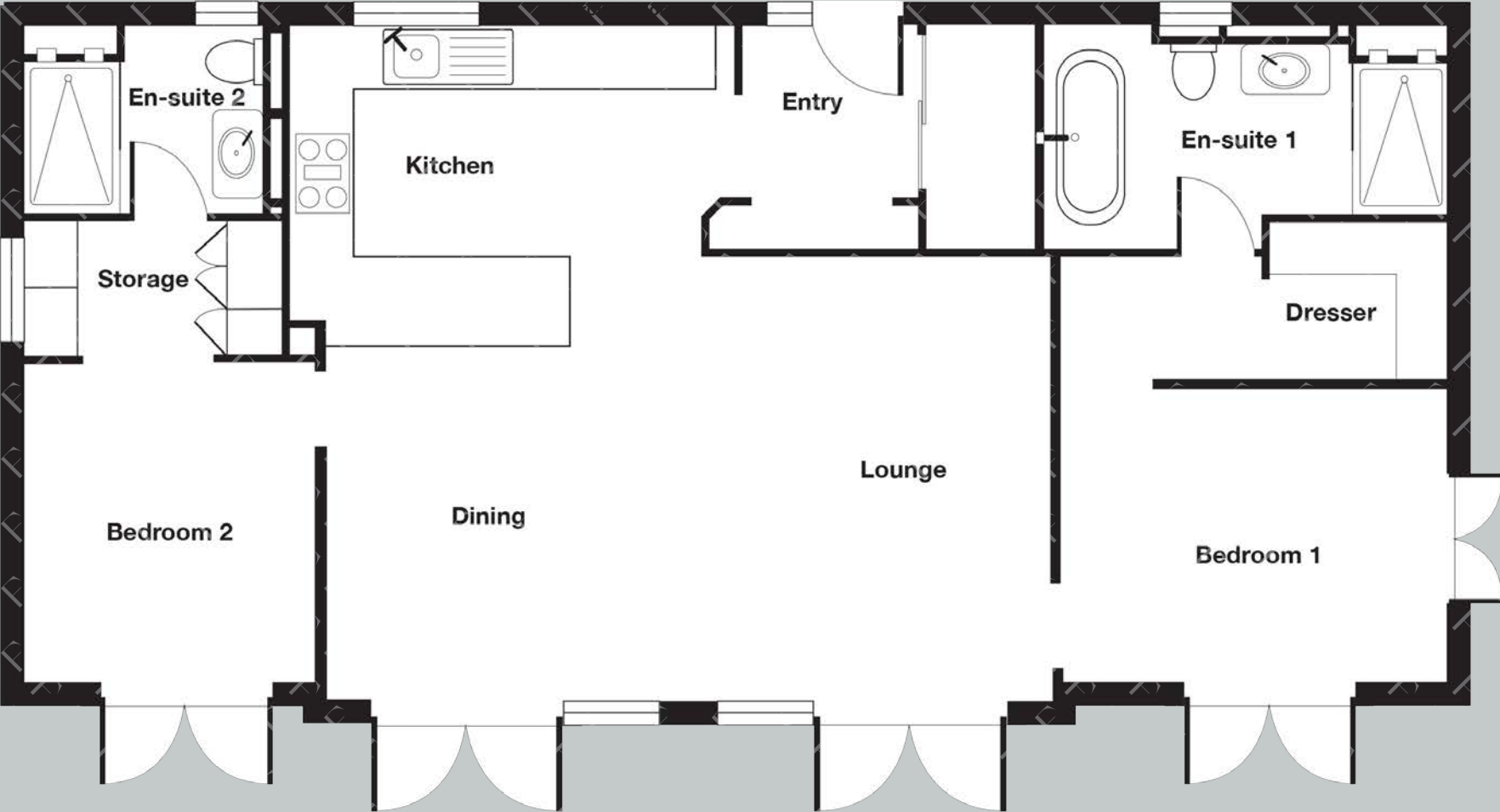
Seaham's picturesque coastline, with its dramatic cliffs and sandy beaches, provides a delightful backdrop to the Seaham Hotel Resort. Seaham itself is a historic harbour town that offers a variety of modern amenities. The area also offers excellent schooling options, with well-regarded primary and secondary schools nearby, including Seaham High School and the independent Durham School within a short drive.

Seaham enjoys superb connectivity, with easy access to the A19, providing swift links to Sunderland, Durham, and Newcastle. Seaham railway station offers direct connections to regional hubs, making it an excellent choice for commuters and leisure travelers alike. Frequent bus services connect the town to surrounding areas, ensuring effortless travel to key destinations.





Floor Plans



Ground Floor



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Ongoing service charges apply, with optional services tailored to buyers' preferences.  
Detailed breakdowns available upon request.

Postcode

Council Tax

EPC

Tenure

SR7 7AG

TBC

TBC

Leasehold: License  
Length 100 years

## Viewings Strictly by Appointment

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# Finest

PROPERTIES

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