

FOR
SALE

35 HOTSPUR STREET, TYNEMOUTH NE30 4EN
£250,000



1 BEDROOM FLAT/APARTMENT

- ONE BEDROOM GROUND FLOOR APARTMENT
- HIGHLY SOUGHT AFTER COASTAL LOCATION
- SPACIOUS LOUNGE
- FABULOUS KITCHEN DINER
- BEAUTIFUL FRONT GARDEN
- LAUNDRY ROOM
- SHARED REAR YARD
- SHOWER ROOM WC & SEPARATE WC
- EPC RATING C

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COMMUNAL VESTIBULE

ENTRANCE HALLWAY
10'10" x 2'8"

LOUNGE
19'5" x 16'7"

KITCHEN DINER
12'6" x 15'8"

BEDROOM
11'4" x 10'8"

LAUNDRY ROOM
10'8" x 5'4"

SHOWER ROOM WC
3'2" x 5'5"

SEPARATE WC
4'5" x 2'7"

FRONT GARDEN

SHARED REAR YARD

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This stunning and immaculately presented apartment is situated on the ground floor of a Victorian era building and is perfectly located in a highly sought after coastal setting. It boasts a wealth of contemporary, bespoke features with period charm and suitable for a range of buyers.

This one bedroom flat consists of lounge, kitchen diner, bedroom, shower room WC, separate WC, laundry. Externally: front garden, shared rear yard.

The fabulous location, amazing condition and exceptional features of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Tynemouth is an historic town which beautifully balances the traditional with the modern to say one of the most popular destinations in the North East.

It's perfectly situated and perfectly sized to be vibrant and exciting, whilst also being intimate and community driven. Tynemouth has stunning history, exceptional public transport systems, great schools, shops which are both high street and boutique, and fabulous bars and restaurants. The area attracts a diverse demographic which allows it to maintain its wide appeal.

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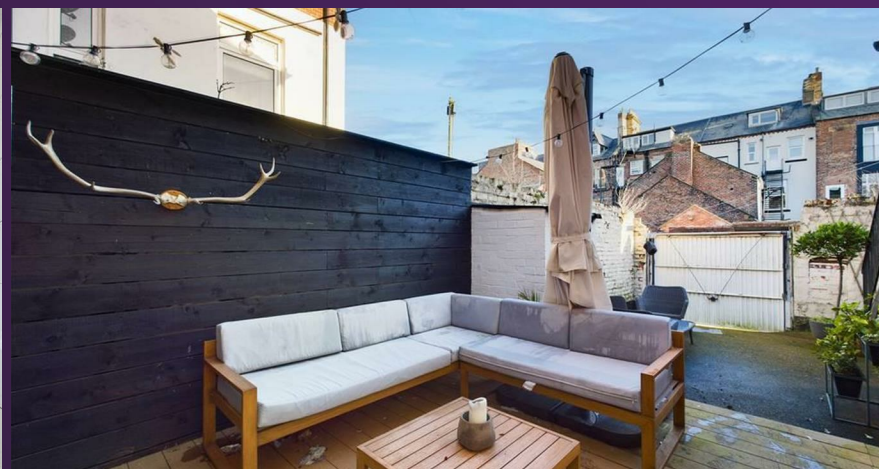
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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