

TO LET

1A JOHN STREET, CULLERCOATS NE30 4PL
£1,250 PER MONTH



2 BEDROOM FLAT

- TWO BEDROOM FIRST FLOOR FLAT
- IMMACULATELY PRESENTED
- STUNNING SEA VIEWS
- AVAILABLE NOW
- SPACIOUS LOUNGE/KITCHEN AREA
- MODERN BATHROOM WC
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE/KITCHEN AREA
23'1" x 22'1"

BEDROOM
14'6" x 10'9"

BEDROOM
11'5" x 12'0"

BATHROOM WC
6'5" x 8'7"

1A JOHN STREET, CULLERCOATS NE30 4PL

This modern and immaculately presented, first floor flat is perfectly located in a coastal area with stunning sea views over Cullercoats bay. It boasts a wealth of modern features with period charm, is available now, unfurnished and ideal for a range of tenants.

With over 889 square feet of accommodation, this beautiful property consists of an entrance hallway which is open to a modern open plan lounge and kitchen area. The kitchen benefits from a range of units with contrasting worktops, a single oven, extractor hood and beautiful views over Cullercoats. There are doors to two spacious bedrooms, a beautiful bathroom with panelled bath and rainfall shower over, wall mounted washbasin and a low level WC.

The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Cullercoats is set around a stunning half-moon bay of soft sandy beach, imposing cliffs, caves and rock pools. Perfectly located between Tynemouth and Whitley Bay, Cullercoats benefits from all of their associated amenities, whilst maintaining a smaller, more intimate and more exclusive feel.

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FLOORPLAN

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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		
(69-80) C		
(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		

England & Wales

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