





- **First Floor Flat**
- **Stones Throw From Beach**
- **Spacious Accommodation**
- **Access To Beaches & Schools**
- **Exclusive Terrace And Location**
- **Sea Views Front & Rear**
- **Stunning Main Bedroom**
- **Open Plan Living**
- **Gas Central Heating**
- **Leasehold**





** Video Tour on our YouTube Channel | <https://youtu.be/w3Lo2OfwDTI> **

When it comes to finding a perfect coastal home, this sizable and very well presented first floor flat really is head and shoulders above the rest. The current owner has reconfigured the living space and now the property offers delightful open plan living with over 1,000 square feet of floor space.

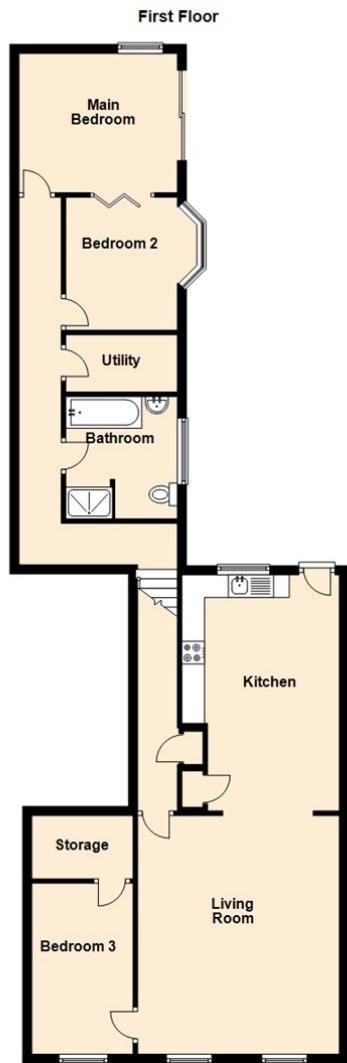
The property, forms part of a period terraced house with high ceilings and many original Victorian features. Briefly comprising; communal entrance hall, delightful and spacious main reception room with sea views, access to an open plan kitchen, which has a range of fitted wall and floor units along with complementing worksurfaces and access to the rear. The property also comes with a very handy utility area and a modern well appointed bathroom WC. The accommodation also boasts three bedrooms with sea views; one with ample storage and the main bedroom with a Juliet balcony. This room has been re-configured to access the second bedroom; an opportunity to join the two together to make a large open plan space with sea views!

The property further benefits from gas central heating, UPVC double glazing, wood flooring throughout and marble effect floor tiles in the bathroom. There is also generous storage in the attic, accessed via a hatch and ladder.

This sought after residential location offers the buyer a great lifestyle choice. You are very close to blue flag beaches and bar bistros on the vibrant Front Street. Within easy striking distance of most Tyneside attractions along with the A19 and the Tyne Tunnel. The A1058 Coast Road is also close by so you have a direct route to Newcastle City Centre. There are good links to public transport facilities which include prime bus routes and of course the Metro service. For the growing family the property is well positioned for access to very well regarded schools.

Please call 0191 257 2000 for more information and to book a viewing.

Council Tax band *C*



The difference between house and home

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Living Room 17'3" x 14'7" (5.28 x 4.46)

Kitchen 17'1" x 11'5" (5.22 x 3.48)

Utility 4'1" x 8'1" (1.27 x 2.47)

Main Bedroom 10'1" x 11'5" (3.08 x 3.50)

Bedroom Two 9'7" x 8'1" (2.94 x 2.47)

Bedroom Three 12'4" x 7'4" (3.78 x 2.24)

Tenure

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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