







3



1



2

- Third Floor Flat
- Exclusive Street
- Two Bathrooms
- Views Of The Priory & Sea
- Great Transport Links
- Well-Presented
- Three Bedrooms
- Balcony
- Local Facilities Nearby
- Council Tax Band \*C\*







\*\* Video Tour on our YouTube Channel | <https://youtu.be/JeUAzOnssAo>  
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Jan Forster Estates are delighted to welcome to the sale market this charming, third-floor apartment, positioned on this very sought-after residential terrace in the heart of Tynemouth. Offered for sale with the benefit of no onward chain.

The accommodation briefly comprises: communal entrance and stairs to the third floor; private entrance hallway; stunning reception room with two sets of French doors opening on to a balcony; kitchen with a range of fitted units; three good sized bedrooms, the main with an en suite bathroom and there is also a bathroom WC with twin sinks and shower over the bath. Further benefits include gas central heating.

This property boasts an exceptionally central location, placing you at the heart of Tynemouth village. A wealth of local amenities surrounds you, including a great selection of shops, cafes, and restaurants- all within walking distance. The stunning Tynemouth beaches are also just moments away, offering a perfect escape for relaxation and leisure. For families, the property is ideally situated for access to highly regarded local schools.

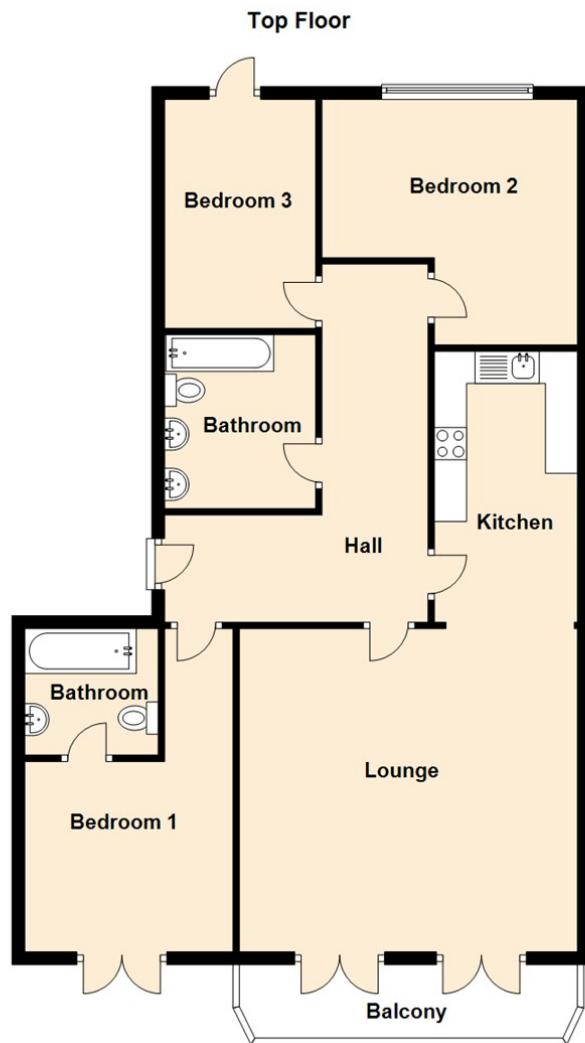
Commuting is effortless, with quick access to major routes such as the A19 and the Tyne Tunnel, ensuring convenient travel across the region. The nearby A1058 Coast Road provides a direct route into Newcastle city centres. Public transport options are excellent, with frequent bus services and the metro system close by, connecting you efficiently to surrounding areas.

Living at the coast is a lifestyle choice, with a relaxed pace of life and access to a wonderful blue flag coastline. For more information or to arrange a viewing, please call our Tynemouth team on 0191 257 2000.

#### Tenure

The agent understands the property to be leasehold, though this must be confirmed by a licensed legal representative.

Council Tax band \*C\*.



Lounge 16'6" x 17'3" (5.04 x 5.27)

Kitchen 13'10" x 7'3" (4.22 x 2.23)

Bedroom One 16'6" x 10'7" (5.04 x 3.24)

Bedroom Two 12'6" x 13'0" (3.83 x 3.98)

Bedroom Three 11'8" x 7'8" (3.57 x 2.35)

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

## The difference between house and home

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[www.janforsterestates.com](http://www.janforsterestates.com)

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