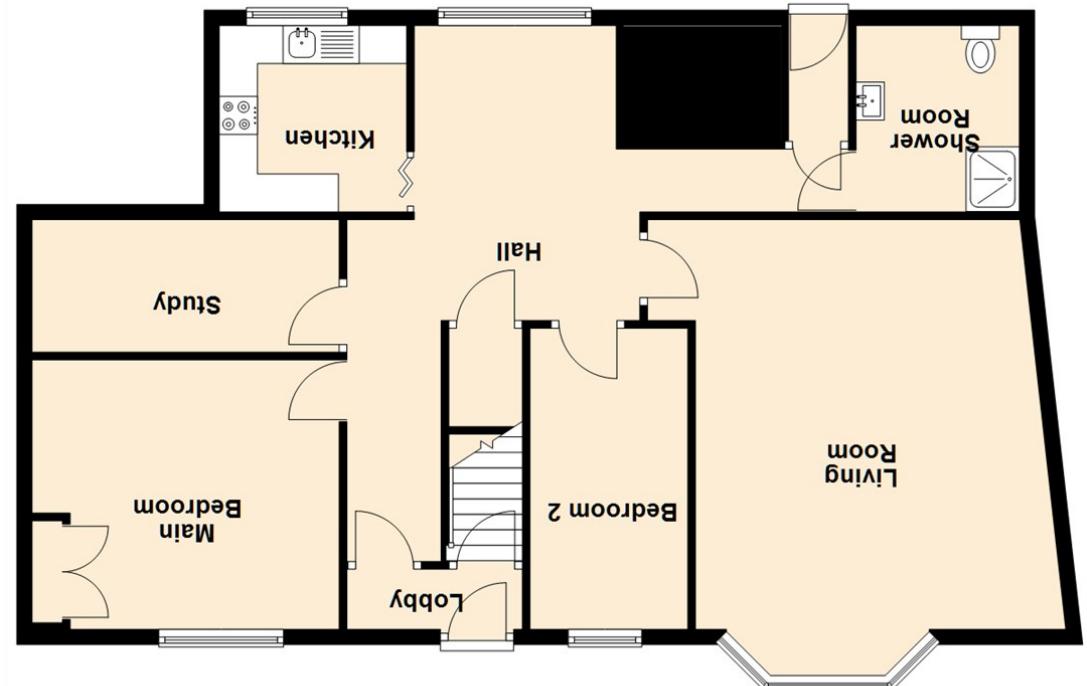
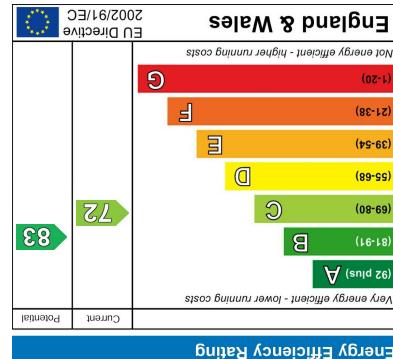


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## The difference between house and home



Study 5'8" x 13'2" (1.74 x 4.03)

Bedroom Two 12'1" x 6'9" (3.96 x 2.07)

Main Bedroom 11'7" x 13'2" (3.54 x 4.03)

Kitchen 8'0" x 8'0" (2.45 x 2.46)

Living Room 17'7" x 15'1" (5.38 x 4.86)

Raised Ground Floor



 **Jan Forster**



Jan Forster



Jan Forster



Jan Forster



Jan Forster



2



1



1

- Raised Ground Floor Flat
- Exquisite Period Building
- Superbly Presented
- No Onward Chain
- Shared Rear Yard Area
- Two Bedroom Home
- Close To Sea Front
- Communal Lobby
- Handy Study Room
- Ample Storage



Jan Forster

\*\* Video Tour on our YouTube Channel | [https://youtu.be/wDE\\_RVh1kOo](https://youtu.be/wDE_RVh1kOo) \*\*

A charming two-bedroom raised ground floor flat, beautifully presented and ideally situated in the heart of Tynemouth. This exquisite period property combines character and modern convenience, offering a bright and airy interior that is both inviting and versatile.

The accommodation briefly comprises an entrance hall, a spacious lounge with a bay window that fills the room with natural light, two well-proportioned bedrooms, and a third versatile room, perfect as a study or home office. The modern shower room/WC benefits from under floor heating, while the well-appointed kitchen comes complete with an integrated oven and hob, making it ideal for contemporary living.

Externally, the property benefits from a shared front garden and shared rear yard and a useful outbuilding for additional storage. Gas central heating and ample internal storage enhance the home's practicality.

Situated in a prime location, the property is just a short stroll from King Edward's Bay and Tynemouth Long Sands beach. Local amenities including cafés, bars, and restaurants are close by, while a weekend market at Tynemouth Metro Station adds to the vibrant community atmosphere. Excellent transport links, including the A1058 Coast Road, nearby bus routes, and Metro services, provide easy access to Newcastle City Centre. The property is also well positioned for highly regarded local schools, making it ideal for families.

For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: B