



Carmel

1 Bernicia Way, Beadnell



SANDERSON
YOUNG



Carmel

1 Bernicia Way, Beadnell, Chathill,
Northumberland, NE67 5EJ

Stylish & well presented, two bedroom detached bungalow, on this popular coastal development to the head of the cul de sac, close to Beadnell Bay with its miles of stunning sandy beaches and the popular cafe 'The Landing', in the much sought after coastal village of Beadnell - with decked seating area, driveway parking for two cars and an external store - NO UPWARD CHAIN

A superb, two bedroom detached bungalow, constructed in 2016 in a 'Shearwater' style - this lovely property has been finished and maintained to an excellent standard throughout. The property is currently utilised as a successful holiday let investment with bookings currently until Summer 2025 (with further information on request), in line with many of the other properties at Beadnell Point, but would also be ideal as a personal coastal second home.

Price Guide:

Offers Over £450,000

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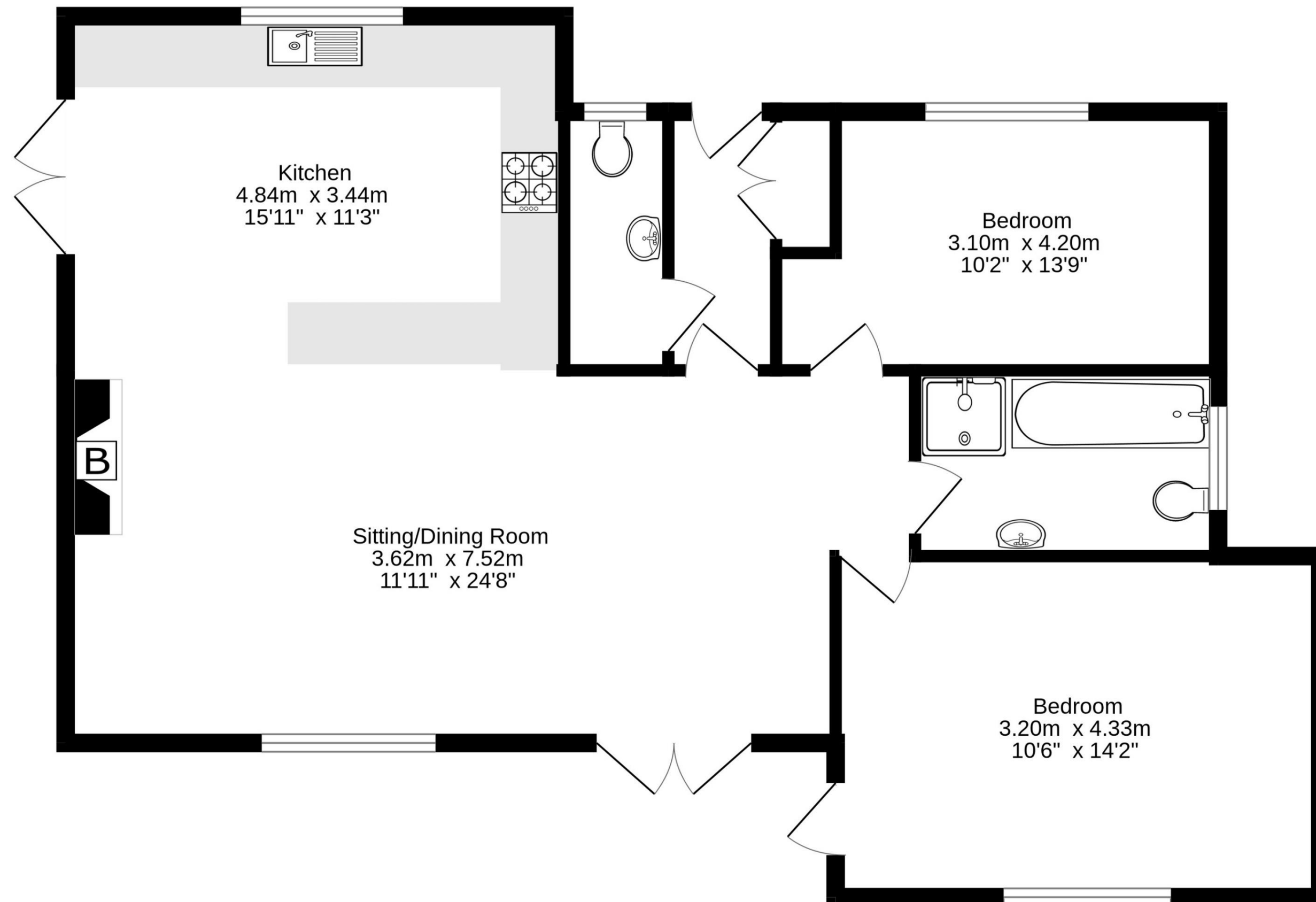
Accommodation - Entrance hallway with double door cloaks cupboard | Cloakroom/wc | Fabulous open plan living space, with a full height beamed & vaulted ceiling incorporating a spacious living area with Inglenook style fireplace and wood burning stove, and dining area with French doors opening onto the decked terrace and gardens beyond | The Shaker style kitchen is fitted with a range of cabinets, with integrated appliances including; gas hob and extractor, electric oven, microwave, dishwasher, fridge freezer, washer/dryer and wine fridge | Excellent principal double bedroom | Second twin bedroom | Well appointed Family Bathroom/wc with bath and separate shower.



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Ground Floor
81.2 sq.m. (874 sq.ft.) approx.



Externally - The property has attractive open plan lawned gardens, with a decked terrace to rear. To the front of the property is a driveway with parking for two cars, and to the side a useful external store for bikes, kayaks and beach equipment. The property is ideally positioned to the head of the development close to the popular café/restaurant 'The Landing'.

Services: Mains Electric, Water & Drainage | Calor Gas | Tenure: Freehold | Council Tax: Business Rates | EPC: D | Annual Maintenance Charge of approx. £1,000 to Kingston Property Services to include use of Tennis Courts on site

TOTAL FLOOR AREA : 81.2 sq.m. (874 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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