



Dune View

32 Bernicia Way, Beadnell



SANDERSON
YOUNG





Dune View
32 Bernicia Way, Beadnell, Chathill,
Northumberland, NE67 5EJ

FABULOUS, THREE BEDROOM DETACHED HOLIDAY HOME ON THIS MUCH SOUGHT AFTER COASTAL DEVELOPMENT, WITH SOUTH-WEST DECKED TERRACE AND PARKING FOR 2 CARS - MINUTES FROM BEADNELL BAY AND HARBOUR, MILES OF SANDY BEACHES AND THE CAFE/RESTAURANT 'THE LANDING'

Dune View, 'The Kittiwake' style, is a fabulous, detached three bedroom home constructed by Lindisfarne homes in 2016, and has been a successful holiday let investment since built (with full details available on request) as well as a second home for the current owners, with forward bookings until Summer 2025 and any new purchaser is to honour these bookings. Beadnell Point is ideally positioned for easy access to the village and local amenities, as well as being a short distance from Beadnell Bay and beach on Northumberland's Heritage coastline.

Price Guide:
Offers Over £550,000

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K B L D



Ground floor - Entrance hallway with cloaks cupboard | Ground floor wc | Impressive open plan kitchen, living dining room incorporating a double height ceiling, lovely feature pendant lights, a wood burning stove and French doors opening to the decked terrace | Fitted kitchen with a range of cabinets and storage - integrated gas hob, electric oven, washing machine, dishwasher, and fridge/freezer.

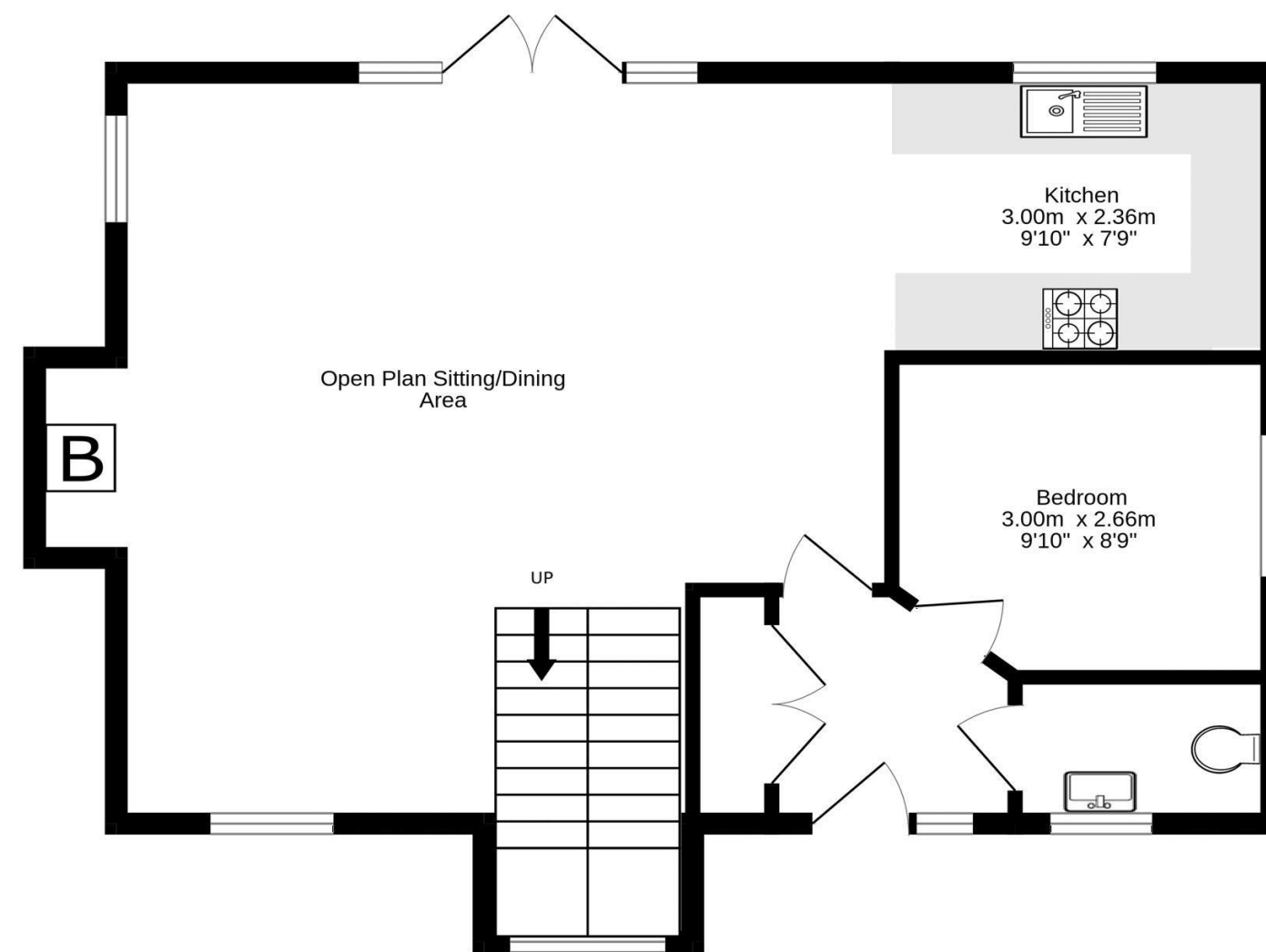
First floor - Galleried first floor landing overlooking the open plan living/dining room | Lovely Master bedroom with French doors opening to a Juliet balcony | Ensuite shower room/wc | Second double bedroom | Third twin bedroom | Family bathroom/wc with bath, separate shower, wash hand basin and wc.



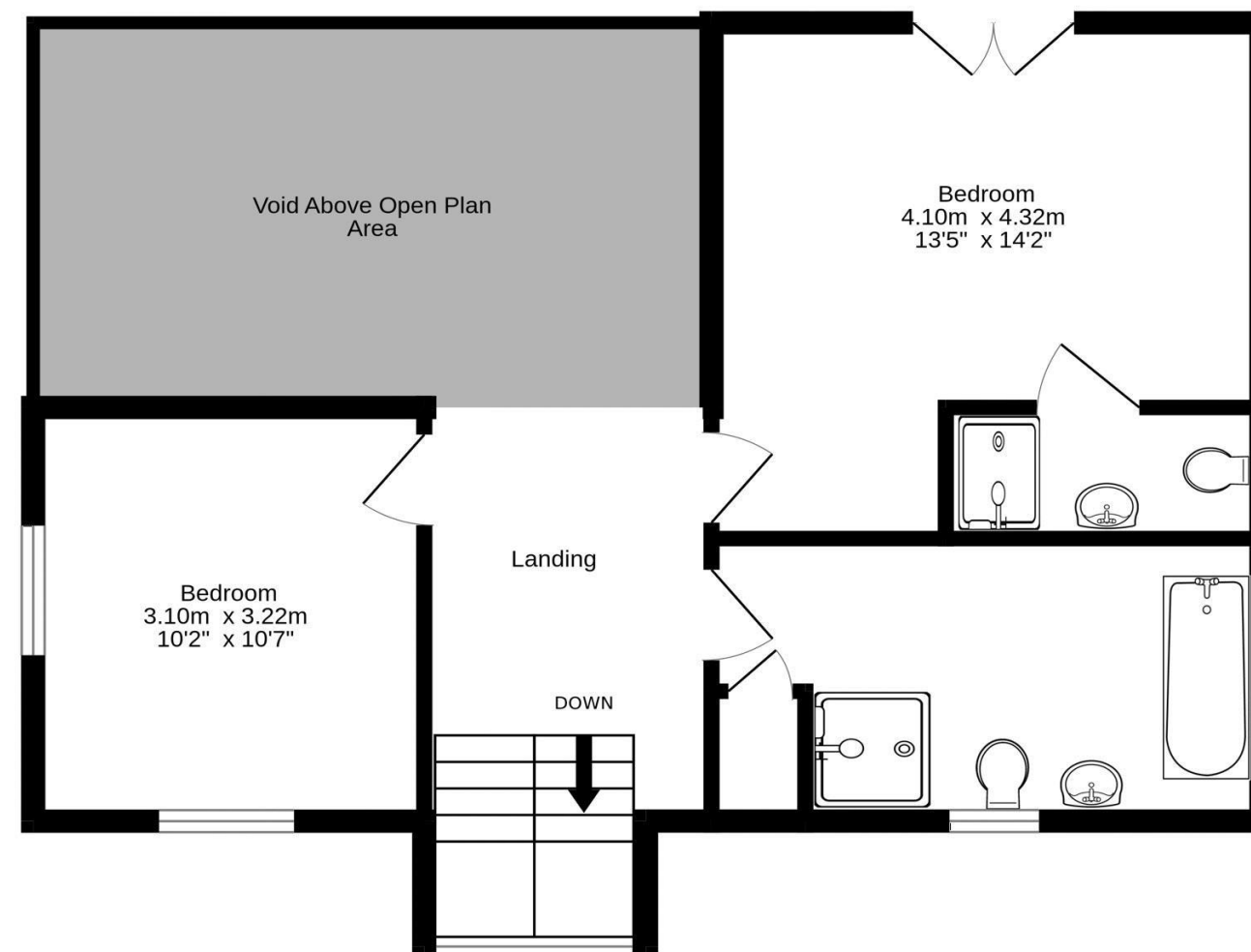
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Ground Floor
58.9 sq.m. (634 sq.ft.) approx.



1st Floor
42.9 sq.m. (461 sq.ft.) approx.

TOTAL FLOOR AREA : 101.7 sq.m. (1095 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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Externally - The property has open lawned gardens, with a lovely south westerly facing decked terrace, ideal for outside entertaining and barbecues. There is an external store cupboard ideal for bikes and paddleboards/kayaks and a driveway with parking for two cars.

Contents by separate negotiation.

Services: Mains Electricity, Water & Drainage |
Propane Gas Central Heating | Tenure: Freehold
| Council Tax: Business Rates | EPC: D

Annual Maintenance Charge of approx. £970 to Kingston Property Services to include use of Tennis Courts on site

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