



# High Sea View 34 St. Ebbas Way

Beadnell



SANDERSON  
YOUNG





High Sea View, 34 St. Ebbas Way  
Beadnell, Chathill, Northumberland,  
NE67 5GH

**A superb three bedroom, three storey semi-detached house with great rear aspect views to the sea and Harbour Road, from the first & second floors - the excellent modern house, located in a quiet cul de sac in the modern development in Beadnell, has been a successful commerical holiday home through NCC/Sykes for a number of years - double width driveway for two cars and attractive private rear garden - NO UPWARD CHAIN.**

A well presented, three bedroom, three storey semi-detached house, with a great position off Longbeach Drive in Beadnell, enjoying a lovely rear aspect looking towards the sea and the rear of Harbour Road, a double width driveway for two cars and lovely enclosed rear garden with paved patio terrace and lawns. The house is only a short walk from the stunning Beadnell Bay & harbour with miles of sandy beaches, and 'The Landings' cafe/restaurant.

**Price Guide:**  
Guide Price £350,000

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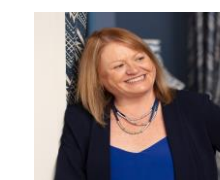




Ground floor - Entrance hallway with a composite front door, and stairs to the first floor with understairs storage | Ground floor WC | Fabulous open plan living room and kitchen/dining room, with excellent natural light from the windows & French doors to the front and rear elevations | The generous living room has a bay window to the front, wood floors and neutral decor throughout | Excellent kitchen/dining room with French doors opening to the rear garden - the kitchen is fitted with a range of cream cabinets, with integrated oven, five ring gas hob & extractor, dishwasher, washing machine and fridge/freezer.

First floor - First floor landing with stairs to the second floor | Superb master bedroom with elevated views to the sea & coast, and sliding door mirror wardrobes | Ensuite shower with walk in double shower, wash hand basin and WC | Twin bedroom to the front elevation | Family bathroom with bath with shower over, wash hand basin and WC.

Second floor - Excellent large double bedroom, with dual aspect dormer windows giving great elevated views - space for freestanding bedroom furniture, and a built in cupboard housing the boiler.

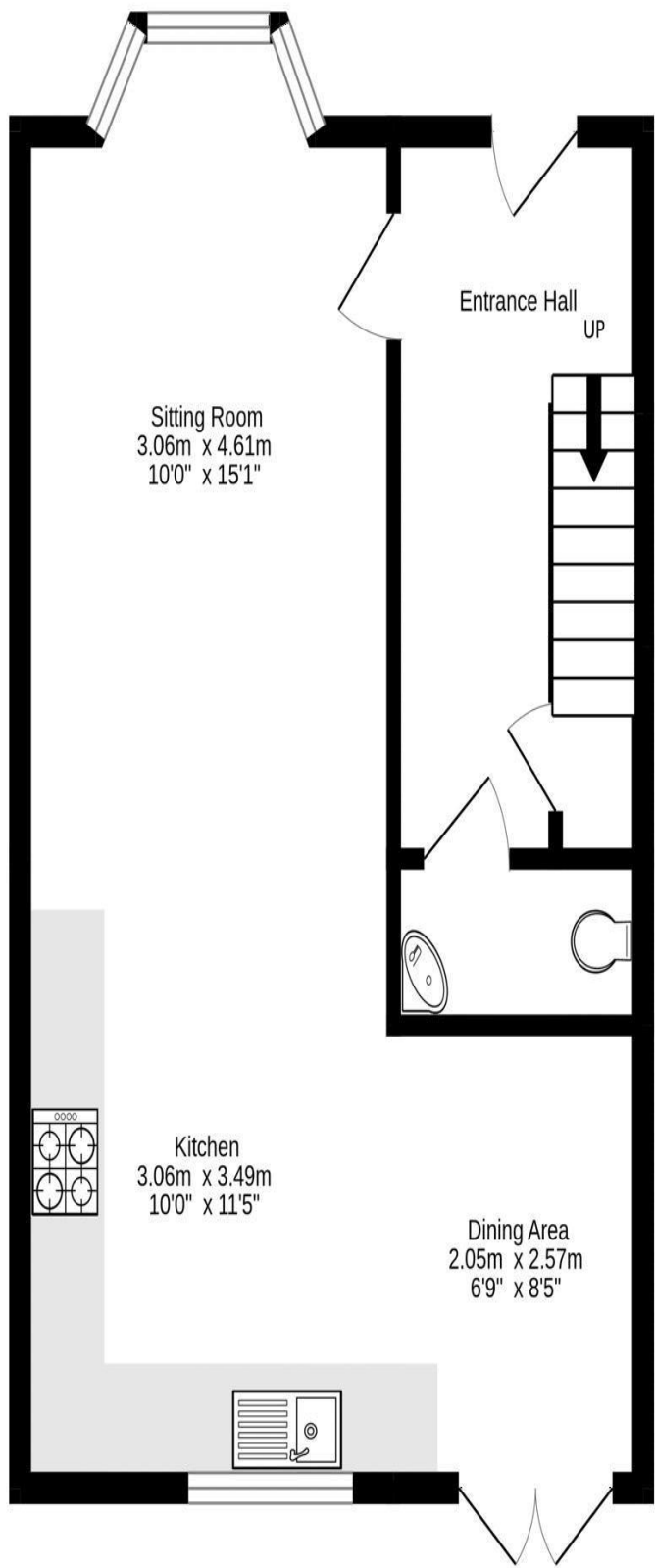


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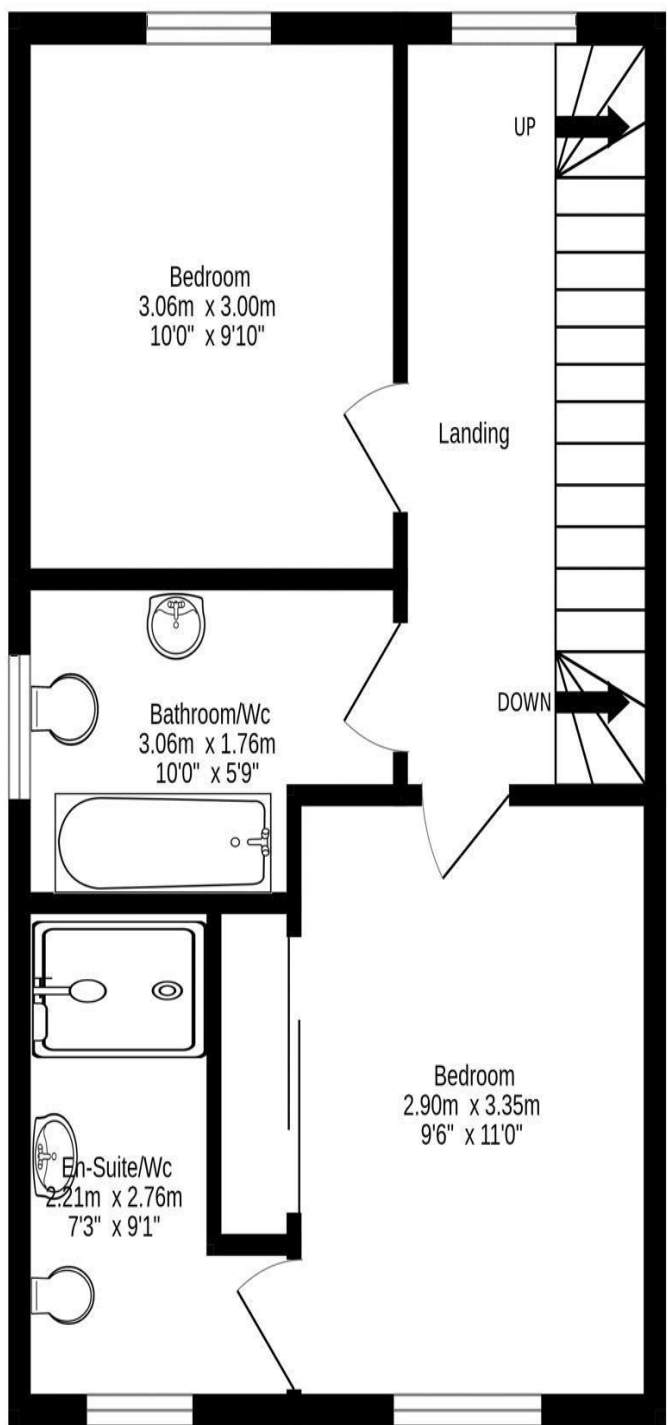




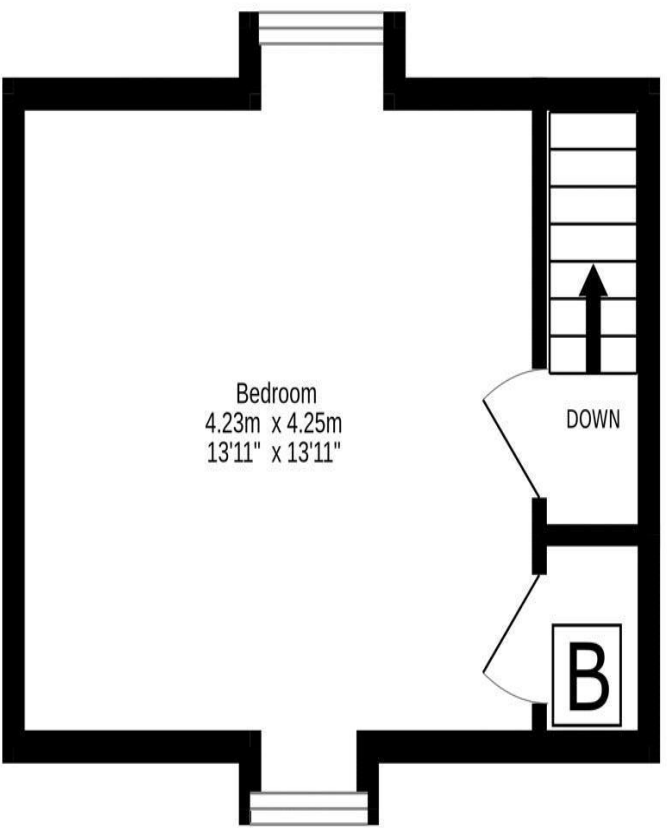
Ground Floor  
39.3 sq.m. (423 sq.ft.) approx.



1st Floor  
38.5 sq.m. (414 sq.ft.) approx.



2nd Floor  
18.9 sq.m. (203 sq.ft.) approx.



Externally - The house has an enclosed rear garden, lawned with a paved patio terrace and fence to the boundary | Double driveway for two cars.

Contents available by separate negotiation.

Beadnell village offers a range of amenities including a small village shop providing everyday essentials, two highly regarded pubs in the 'Craster Arms' and 'Beadnell Towers Hotel', whilst the 'Saltwater Café' and 'The Landing' provide more informal dining. Beadnell is the hub for watersports on the Northumberland Coast attracting numerous visitors throughout the year, and a great base from which to explore the stunning coastline.

Services: Mains Electric, Water & Drainage | LPG Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: D

TOTAL FLOOR AREA : 96.7 sq.m. (1041 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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