



# 5 Bernicia Way

Beadnell



SANDERSON  
YOUNG









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

**Stylish & immaculately presented, two bedroom detached home, occupying a lovely position on this popular coastal development, a few minutes walk from 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 open plan, south facing gardens, driveway parking for two cars and an external store.**

A superb, two bedroom detached single storey home, constructed in 2016 in a 'Shearwater' style - this lovely property has been finished and maintained to an excellent standard throughout, having only been used privately by the current owners as a second home.

The property could be a successful holiday let investment, in line with many of the other properties at Beadnell Point, with a local holiday letting agent suggesting an approximate potential gross income of £30,500, subject to presentation of the property. The property has a prime location in Beadnell Point, set well back within the development, with a superb south facing rear aspect.

**Price Guide:**  
Offers Over £450,000







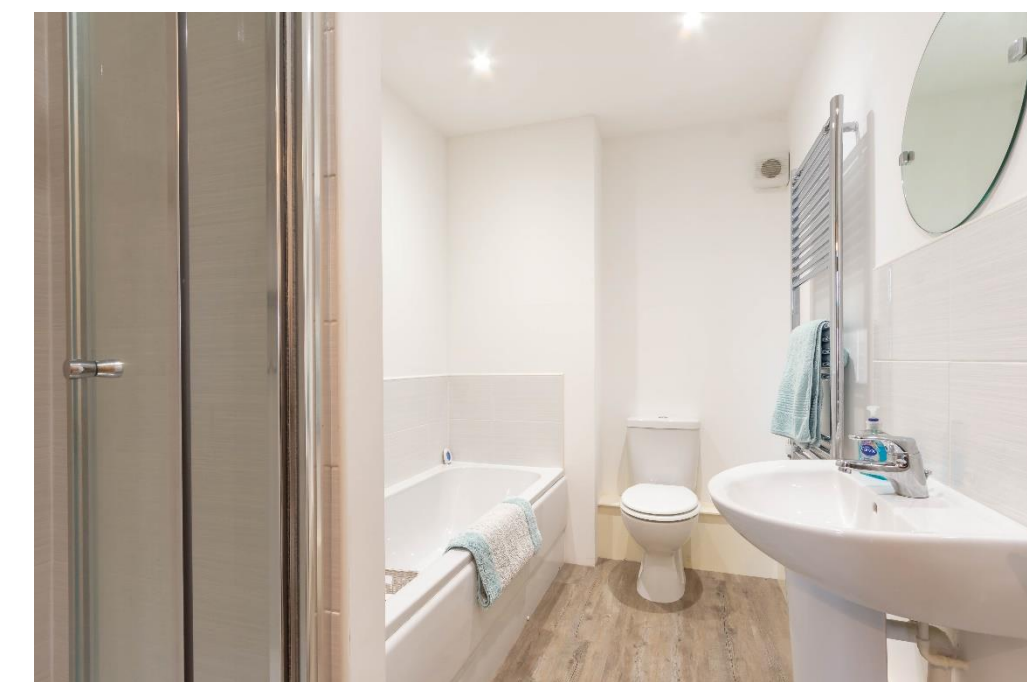
Entrance hallway with double door cloaks cupboard | Cloakroom/wc | Fabulous open plan living space, with a full height beamed & vaulted ceiling incorporating a spacious living area with Inglenook style fireplace and wood burning stove, and dining area with French doors opening onto the decked terrace 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 with a glazed access door to the decking and gardens | Second twin bedroom located to front | Well appointed Family Bathroom/wc with a bath separate shower cubicle.

Externally, the property has attractive open plan lawned gardens, with decked terraces running to two elevations. 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. NO UPWARD CHAIN

Services: Mains Electric, Water & Drainage | Calor Gas | Tenure: Freehold | Council Tax: E | EPC: D | Monthly charge of approx. £99 for maintenance of communal areas



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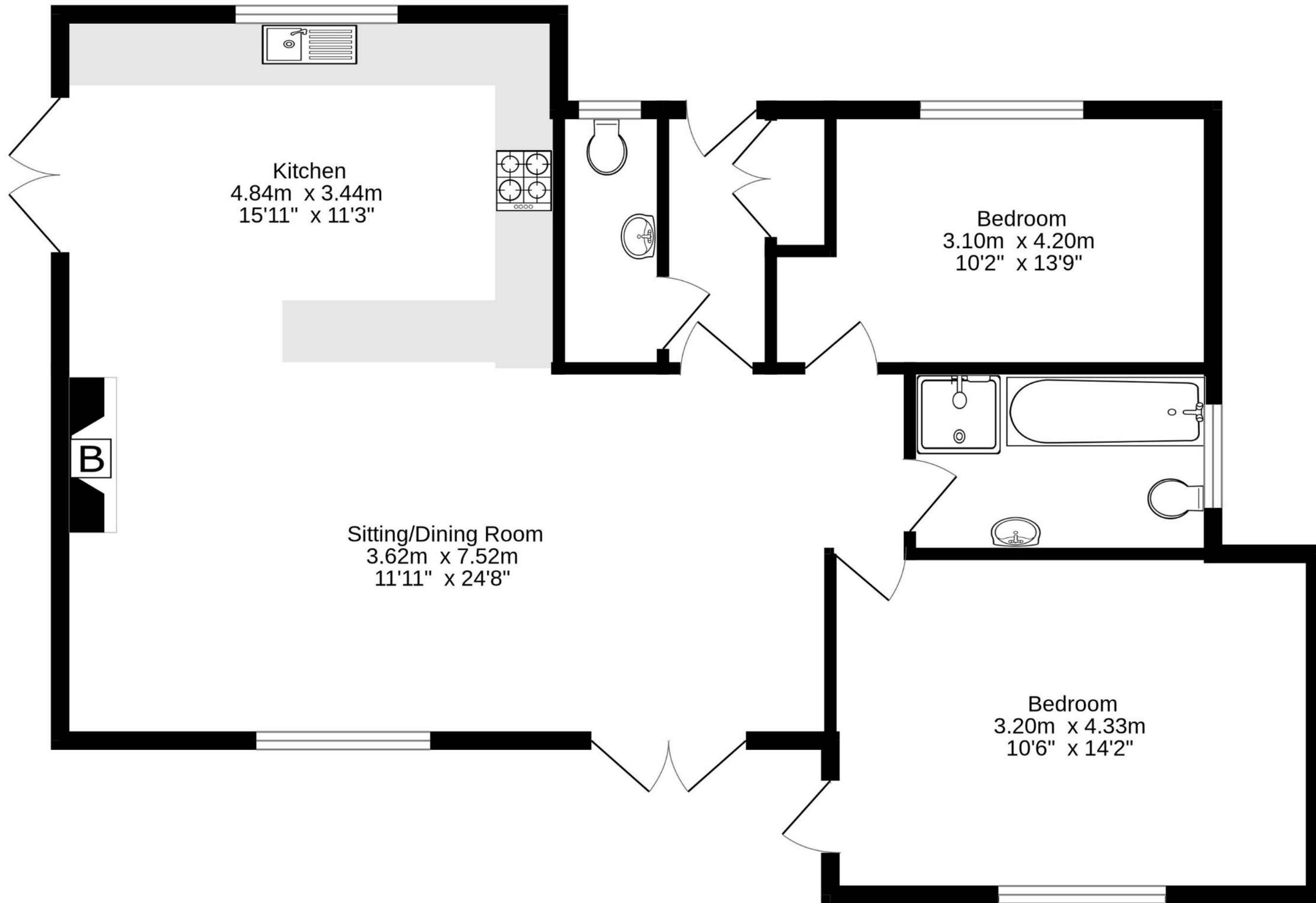








Ground Floor  
81.2 sq.m. (874 sq.ft.) approx.



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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