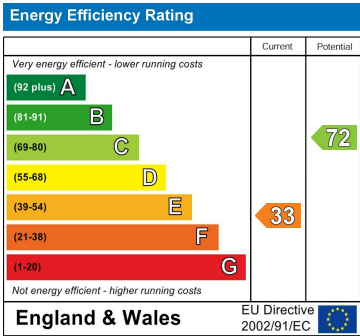




Dove House, Cullercoats



**Important Information**  
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £125,000



Description

WELL PRESENTED ONE BEDROOM GROUND FLOOR APARTMENT WITH A SEA VIEW, POSITIONED IN THE HEART OF CULLERCOATS - AVAILABLE WITH NO UPPER CHAIN

Brannen & Partners are delighted to offer to the market this ideally situated one bedroom ground floor apartment, with a sea view. Uniquely configured to create ample space, the property boasts a sizeable living area, well sized bedroom, fitted kitchen and bathroom, in addition to the communal rear yard and residents parking.

Briefly comprising: Bright and secure communal entrance provides access to all apartments. Once inside the apartment, the central hallway connects to all principal rooms of the home.

Situated to the right, the ample lounge houses an impressive picture window fitted with wooden plantation shutters, offering views of Cullercoats Bay. The unique shape of the room, paired with pops of colourful decor, creates a characterful space. From here, the kitchen can be accessed. Thoughtfully configured, the kitchen offers a range of wall, base and drawer units, integral hob, oven and extractor, as well as designated space for appliances. Returning to the hallway, the bedroom and bathroom can be accessed. The bedroom is situated to the rear of the property, overlooking the communal yard. Positioned to the centre of the apartment, the sizeable bathroom incorporates bath with shower overhead, WC, pedestal wash basin and an integral storage cupboard.

Externally, the property benefits from residents parking, and a low maintenance communal rear yard. Paved with a high walled boundary, the secluded outside space can be utilised to unwind.

This property is ideally located close to the seafront, local shops, cafes and restaurants. It is also within walking distance to the Metro station in Cullercoats, and is well placed for ease of access to major road links into the city centre and other coastal towns. The property is a minutes walk from the beach, offering an array of watersports and activities.

Secure Communal Entrance

Private Hallway  
8'9" x 2'9"

Living Room  
13'10" x 12'4"

Kitchen  
14'4" x 8'4"

Bedroom  
11'10" x 12'10"

Bathroom  
7'10" x 8'1"

Communal Rear Yard

Tenure

Leasehold - Share of freehold - 982 years remaining

