

FOR  
SALE

8 PARKSIDE, TYNEMOUTH NE30 4JN  
OFFERS OVER £999,950



7 BEDROOM HOUSE - DETACHED

- SEVEN BEDROOM DETACHED HOUSE
- FANTASTIC COASTAL & SEA VIEWS
- RECEPTION ROOM & FAMILY ROOM
- KITCHEN DINER & OFFICE
- BATHROOM WC, ENSUITE & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- REAR GARDEN & SUMMERHOUSE
- EPC RATING C

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VESTIBULE & ENTRANCE HALLWAY

RECEPTION ROOM  
13'5 x 13'1

FAMILY ROOM  
17'6 x 10'6 & 16'1 x 12'11

KITCHEN DINER  
17'2 x 14'10 & 10'9 x 5'10

OFFICE/PLAY ROOM  
14'6 x 10'0

DOWNSTAIRS WC

BEDROOM ONE  
17'6 x 10'0

BEDROOM TWO  
16'6 x 12'3

BEDROOM THREE  
11'1 x 10'5

BEDROOM FOUR  
10'11 x 8'0

BEDROOM FIVE  
9'3 x 7'11

BATHROOM WC  
9'9 x 6'8 & 6'2 x 2'9

BEDROOM SIX  
15'5 x 14'10

ENSUITE  
8'11 x 6'6

BEDROOM SEVEN  
14'4 x 8'8

GARAGE  
14'0 x 10'11

## 8 PARKSIDE, TYNEMOUTH NE30 4JN

Embleys are delighted to present this superbly extended and converted detached residence, built circa 1935 and set within a highly sought-after coastal location. Blending modern upgrades with period charm, this outstanding family home enjoys stunning rear views across the boating lake towards Cullercoats and Longsands Beach, with further sea views to the front towards The Grand Hotel and beyond.

Arranged over three floors, the accommodation begins with a spacious vestibule leading to an impressive entrance hallway with staircase, storage cupboard and doors to the reception room, family room and downstairs WC. The elegant reception room features a bay window and decorative metal fireplace with log burner. The generous family room offers two grand windows, space for a large dining table and lounge area, an exposed brick feature wall with log burner, and French doors to the rear garden. The kitchen diner provides further dining space and a comprehensive range of units with granite worktops, plus space for a range oven with chimney hood, American-style fridge freezer, dishwasher, washing machine and tumble dryer. A well-proportioned office with vaulted ceiling completes the ground floor. To the first floor are five stylish bedrooms, two with bay windows and fitted wardrobes, all benefiting from superb views. The family bathroom includes a freestanding bath, walk-in rainfall shower, washbasin and WC. The top floor hosts the impressive principal suite with bespoke eaves storage, dressing room, and ensuite with walk-in rainfall shower, large vanity washbasin and WC. A further bedroom is also located on this floor. Externally, there is a garage, front garden with driveway parking for multiple cars, and a rear garden featuring a large patio, artificial lawn, summerhouse and a unique Air Raid bunker.

This is a rare opportunity to acquire a substantial coastal home offering space, character, and spectacular views in the fantastic and highly sought-after Tynemouth location.

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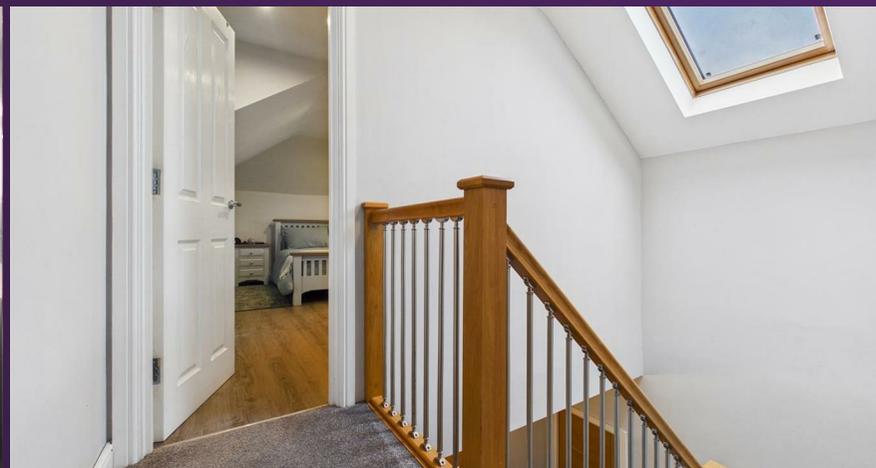
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#### SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

#### APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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#### THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	78

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		

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