



49 Collywell Bay Road

Seaton Sluice



49 Collywell Bay Road, Seaton Sluice, North Tyneside, NE26 4RG

Situated on one of Seaton Sluice's most desirable addresses, 49 Collywell Bay Road presents a rare and exciting opportunity to acquire a detached home with exceptional potential and stunning coastal views!

Collywell Bay Road is positioned in the charming coastal village of Seaton Sluice and enjoys an exceptional location combining natural beauty with everyday convenience. Overlooking the Northumberland coastline, residents can take advantage of scenic walks along Collywell Bay and Seaton Sluice Beach, whilst also benefiting from easy access to local shops, cafes, and amenities. The village offers a peaceful lifestyle, yet remains well connected to nearby towns such as Whitley Bay and Newcastle, making it ideal for both relaxation and commuting.

Currently configured as a three bedroom detached property, the home has already undergone initial preparation for redevelopment, with partial strip-out works completed. This creates a blank canvas for buyers looking to craft a truly bespoke and one of a kind property.

The property is offered with architect designed approved plans (Ref: 25/04018/FUL) for a striking double storey side extension, transforming the home into an impressive four bedroom family residence extending to approximately 2,500 sq. ft. Once completed, the finished property would boast one of the finest coastal residences within the immediate locality.





Occupying a generous plot, the property enjoys impressive open views, setting it apart from comparable homes in the area and offering a unique lifestyle proposition.

The current condition allows full flexibility - whether to proceed with the approved planning or undertake a scaled back/tailored renovation to suit individual requirements.

Offered to the market with No Onward Chain, early viewings are strongly encouraged!

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band TBC | EPC: Rating TBC

Price Guide: Offers Over £495,000



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