

FOR
SALE

FLAT C, 8 FRONT STREET, TYNEMOUTH NE30 4RG
£515,000



4 BEDROOM MAISONETTE

- FOUR BEDROOM MAISONETTE
- HIGHLY SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- FABULOUS KITCHEN DINER
- MODERN BATHROOM WC & ENSUITE
- JULIET BALCONY, BALCONY TERRACE & PRIVATE REAR ROOF TERRACE
- EPC RATING D

VIEW PROPERTY

ENTRANCE HALLWAY

BEDROOM
13'11" x 6'1"

LANDING

RECEPTION ROOM
18'9" x 13'11"

RECEPTION ROOM
14'1" x 14'4"

KITCHEN DINER
17'8" x 10'3"

ROOF TERRACE
16'3" x 15'5"

LANDING

BEDROOM
14'4" x 12'4"

BEDROOM
10'5" x 14'11"

ENSUITE
3'7" x 10'0"

BATHROOM WC
9'0" x 7'2"

BEDROOM
6'11" x 10'3"

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Embleys are delighted to be instructed in the sale of this beautiful and characterful maisonette built in the Georgian era and perfectly located within highly sought after Tynemouth village. It boasts a wealth of stunning period features and is ideal for a range of buyers.

With over 1490 square foot of accommodation set over two floors, this fantastic property consists of an entrance hallway with stairs up to the fourth bedroom and further stairs up to the main landing. On this floor there are, two spacious reception rooms, one with a feature fireplace and built in cupboard and the other currently used as a formal dining room. There is also a fabulous and contemporary kitchen diner benefitting from a good range of solid wood units with granite worktops and an island with breakfast bar, wine cooler and further units. Integrated appliances include double oven, hob, chimney hood, dishwasher, washing machine, tumble dryer, microwave, warming drawer, American style fridge freezer, fridge and coffee machine. There are French doors leading out to a superb private roof terrace with water feature and space for seating.

To the second floor, there are three spacious and stylish bedrooms, one with fitted wardrobes and an en suite with walk in shower, counter top washbasin and low level WC, an other with a balcony terrace providing views over Tynemouth village. There is also a modern bathroom benefitting from a panelled bath with shower over, pedestal washbasin and low level WC.

The unique feel, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Tynemouth is an historic town which beautifully balances the traditional with the modern to stay one of the most popular destinations in the North East. It's perfectly situated and perfectly sized to be vibrant and exciting, whilst also being intimate and community driven.

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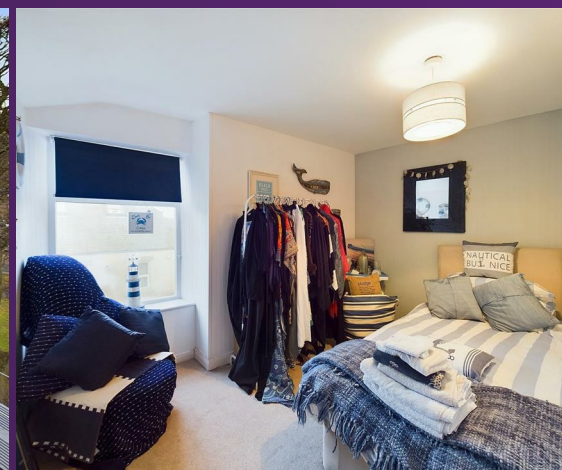
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 1491.78 ft²
 Balconies and terraces
 378.24 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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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.

[VIEW PROPERTY](#)

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.

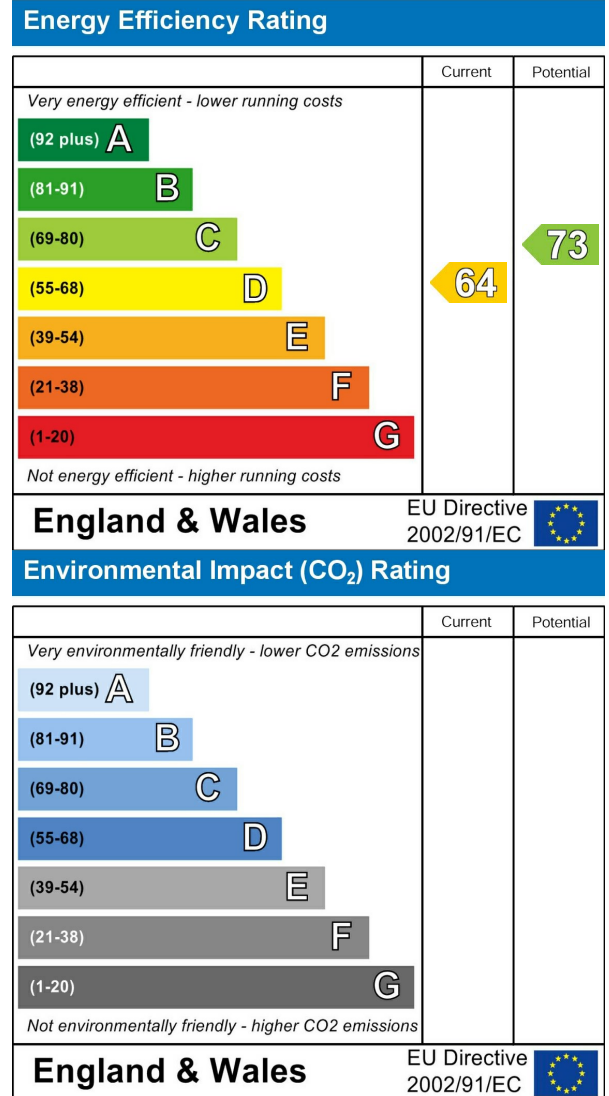
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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