



# Nautilus

35 Longbeach Drive, Beadnell



## Nautilus, 35 Longbeach Drive, Beadnell, Chathill, Northumberland, NE67 5EG

An excellent four bedroom, semi detached house located on this much sought after modern development, close to Beadnell Harbour and the beach - a commercial holiday let since 2016, the property would be ideal for those seeking a second home on the coast or commercial holiday let, benefitting from gardens to the front and rear, a block paved driveway and useful garden/bike store ( former garage). NO UPWARD CHAIN

A well presented holiday home in a fabulous location in Beadnell, only a few minutes walk from the beach, Beadnell Bay and the popular 'The Landing' for food/drinks. The integral garage has been converted into a cosy study/snug and useful garden/bike store, with the garage door still in place for access - the property benefits from electric heating, uPVC double glazing and a security alarm system.

Ground floor - Vestibule | Ground floor WC | Lovely sitting room with a staircase leading to the first floor, wall mounted fire and window to the front | Superb open plan kitchen/dining room, with patio doors opening to the rear garden and useful under stair cupboard - the well appointed kitchen is fitted with a range of cream cabinets and small breakfast bar, with integrated appliances to include; gas hob and extractor, electric oven, fridge/freezer, dishwasher and washer/dryer | Cosy snug/family room offering versatile ground floor accommodation - door to the garage store.





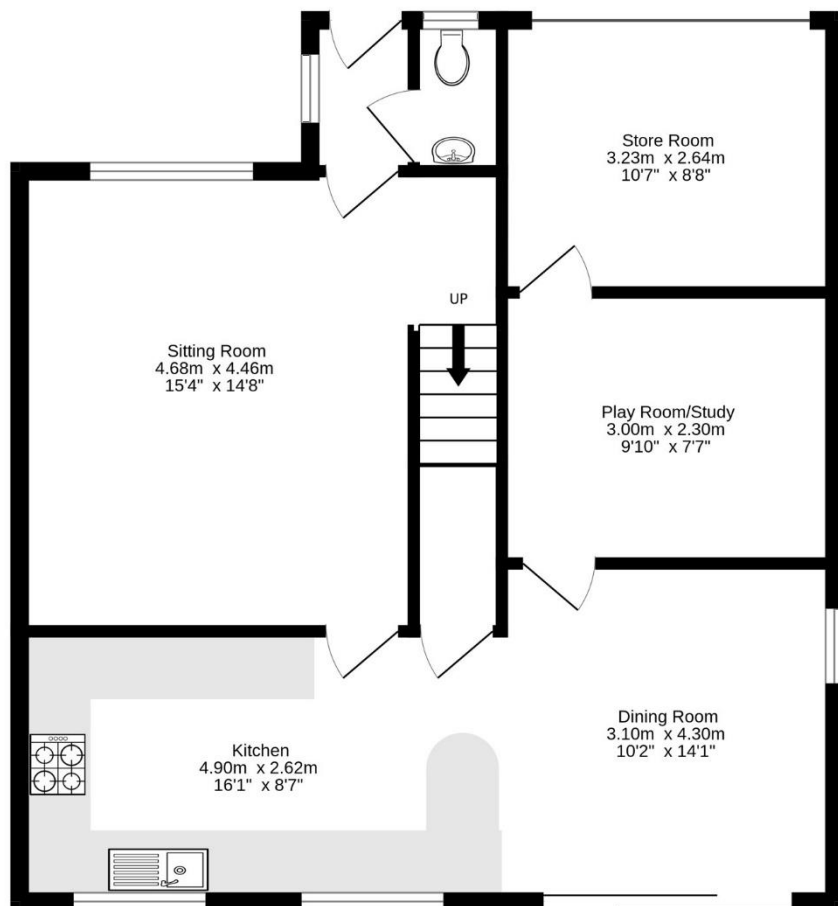
First floor - First floor landing with access to the loft | Excellent master bedroom with a dormer window to the front and exposed beam, with space for freestanding bedroom furniture | En-suite with freestanding bath with shower attachment, WC and wash hand basin | Three further bedrooms | Family bathroom with a 'jacuzzi' style bath, separate shower, WC, wash hand basin, vanity mirror, chrome ladder radiator and Velux window to the roof.

Externally - To the front of the house is an open lawned garden and block paved driveway | Gate to the side for security | Lawned rear garden with a paved patio and raised timber decked terrace, timber fence to the boundary and outside tap - open aspect to the rear overlooking the green.

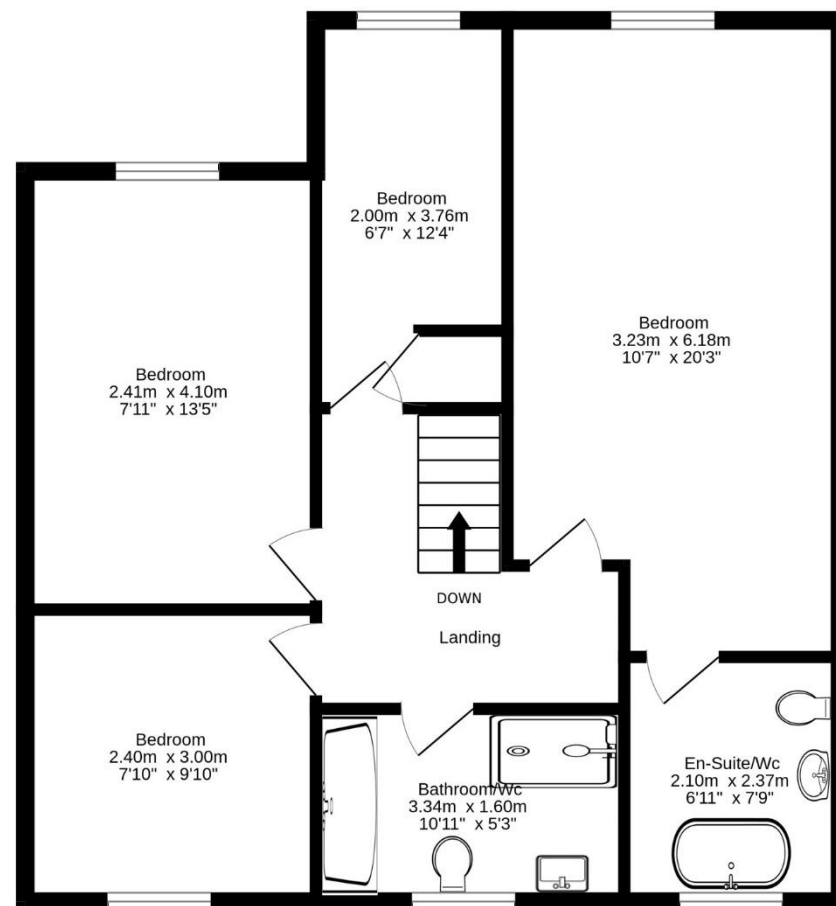
Services: Mains Electric, Water & Drainage | Storage Heaters | Tenure: Freehold | Council Tax: Business Rates | EPC: C

Price Guide: Offers Over £395,000

Ground Floor  
63.5 sq.m. (683 sq.ft.) approx.



1st Floor  
63.5 sq.m. (683 sq.ft.) approx.



TOTAL FLOOR AREA : 127.0 sq.m. (1367 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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