







- Mews Style Deveopment
- First Floor
- Juliet Balcony
- Excellent Amenities
- Council Tax Band \*B\*
- Managed Building
- Two Bedrooms
- Allocated Parking
- Short Drive To Beach
- Leasehold







**\*\* Video Tour on our YouTube Channel | [https://youtu.be/aXA\\_D\\_I3MnM](https://youtu.be/aXA_D_I3MnM) \*\***

This beautifully presented first-floor flat is ideally situated on Beachborough Close in the sought-after Preston Grange area. Offering a blend of comfort, convenience, and style, it will appeal to a wide range of buyers - whether you're a first-time purchaser or looking to downsize.

Internally the accommodation briefly comprises: - communal entrance hall with security entry-phone system, private hall with storage, bright and airy lounge, fitted kitchen with wall and floor units, integrated oven and hob and Juliette balcony, modern bathroom with three-piece suite and shower over the bath and there are two good-sized bedrooms. The accommodation is warmed with gas central heating and is double glazed throughout. Externally there are communal gardens and there is an allocated parking position for the property.

This property is superbly located in the heart of Preston Grange, offering excellent access to a range of local amenities. Morrisons supermarket is just a short walk away, and you're only a 5-minute drive from Tynemouth Long Sands. Commuting is easy with the A19, Tyne Tunnel, and A1058 Coast Road nearby, providing a direct route to Newcastle City Centre. The area is well-served by public transport, including prime bus routes and the Metro. It's also ideally situated for families, with highly regarded schools close at hand.

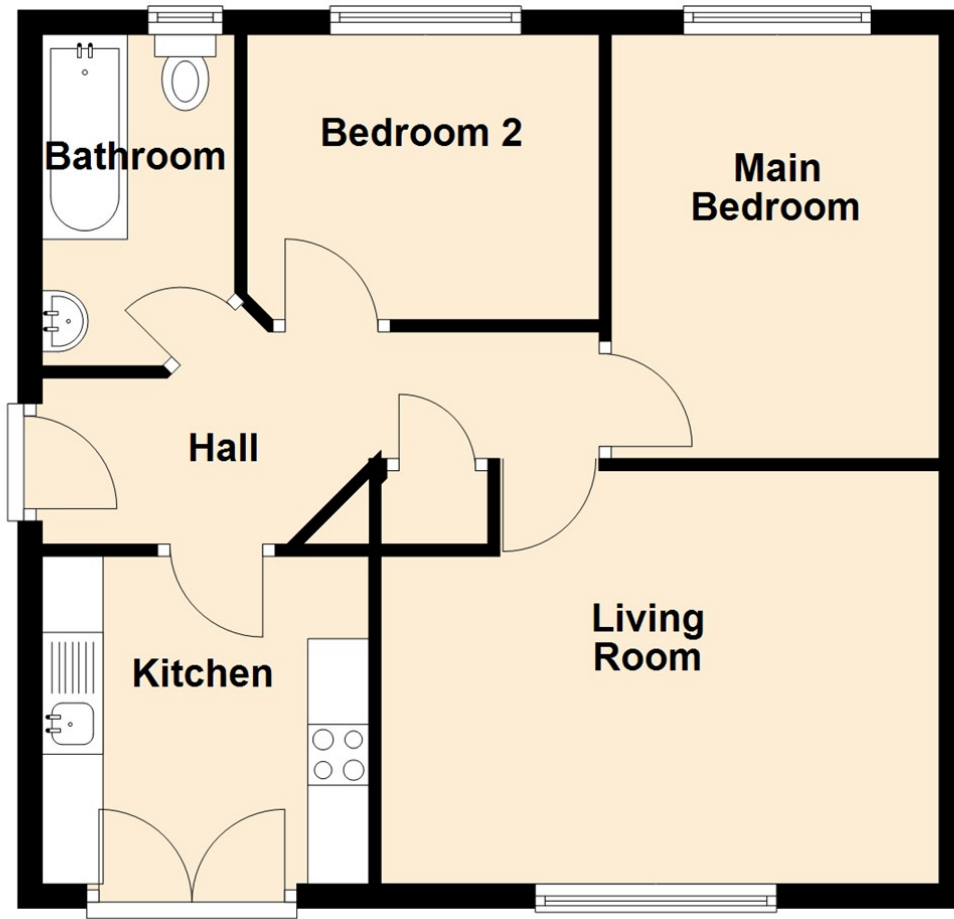
In order to get a real feel for this home you should view the property as soon as possible. This will give you a much better understanding of how charming this property is. Please call 0191 257 2000 for more information.

#### **Tenure**

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

**Council Tax band \*B\*.**

## First Floor



Living Room 11'1" x 15'0" (3.39 x 4.58)

Kitchen 8'9" x 8'9" (2.69 x 2.68)

Main Bedroom 11'5" x 8'9" (3.48 x 2.69)

Bedroom Two 7'8" x 9'5" (2.34 x 2.89)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## The difference between house and home

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Gosforth  
High Heaton  
Tynemouth  
Property Management Centre

0191 236 2070  
0191 270 1122  
0191 257 2000  
0191 236 2680

