





1



1



1

- Purpose Built Flat
- One Bedroom
- Sea Views
- Allocated Parking Position
- Viewing Essential
- Only Two In The Block
- No Onward Chain
- Immaculately Presented
- Great For Coastal Walks
- Call For More Information





This purpose-built flat, one of only two in the block, offers a rare opportunity to live in a beautifully presented property with stunning sea views. The property is offered with no onward chain, allowing for a smooth and hassle-free move.

Internally the flat boasts a spacious and well-appointed layout, including open plan living with French doors out to the courtyard and a modern fitted kitchen with a range of wall and floor units and an integrated oven and hob. There is a generous double bedroom and a stylish shower room with storage under the sink. Designed for comfort, it also benefits from electric heating and double-glazed windows, ensuring a cosy and energy-efficient environment. The flat also includes an allocated parking space, adding an extra layer of convenience.

Situated in a tranquil location, and perfect for those who enjoy coastal walks and the peaceful atmosphere of the surrounding area. Also conveniently close to the village, making it easy to access a wealth of local amenities. Tynemouth's beautiful beaches, historic priory, shops, cafes, restaurants and other amenities including transport links are only a short stroll from the property.

Early viewing is a must to appreciate the benefits of this fantastic property. Please call 0191 257 2000 for more information and to book a viewing.

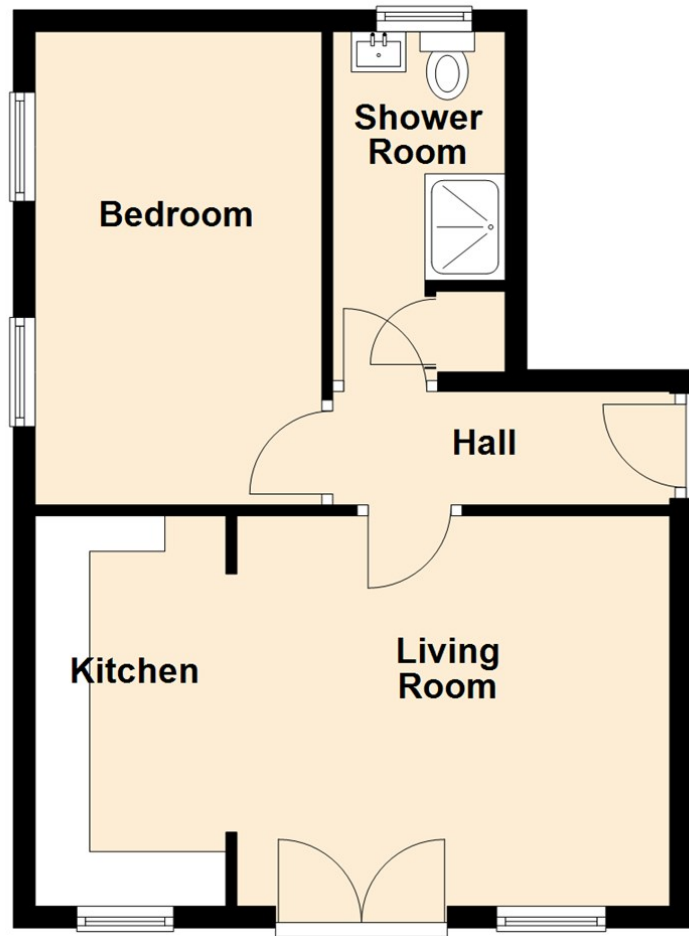
Tenure

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

Council Tax band *B*



Ground Floor



Living Room 11'8" x 13'0" (3.58 x 3.97)

Kitchen 11'8" x 5'8" (3.58 x 1.75)

Main Bedroom 14'2" x 8'7" (4.34 x 2.63)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth
High Heaton
Tynemouth
Property Management Centre

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

