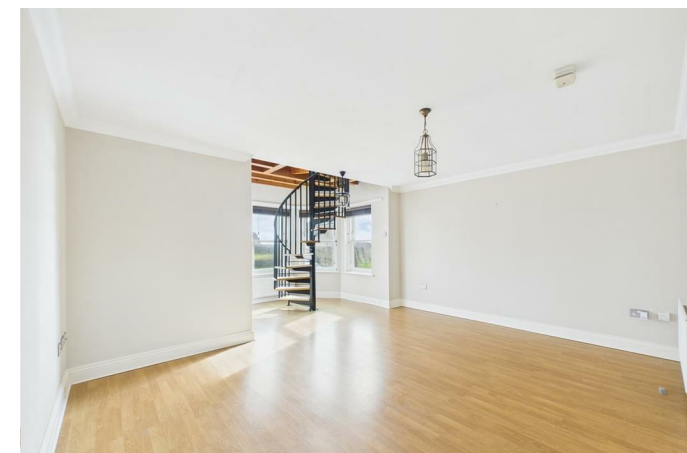




East Street, Tynemouth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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		

Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £320,000

Description

BEAUTIFULLY POSITIONED WITHIN THE HEART OF TYNEMOUTH VILLAGE IS THIS UNIQUE TWO BEDROOM SECOND FLOOR APARTMENT WITH A GARAGE OVERLOOKING KING EDWARD'S BAY AND PRIORY CASTLE OFFERED WITH NO UPPER CHAIN

We welcome to the market this well presented two bedroom apartment which is perfectly positioned to take full advantage of the wonderful breathtaking views. Boasting a unique layout including a mezzanine offering stunning views, good sized accommodation, garage and parking bay within a secure gated space at the rear of the property.

Briefly comprising: Secure communal entrance with stairs to the second floor. The private hallway leads to a bright and airy lounge/diner which boasts a large bay window offering wonderful views towards the sea and Priory Castle. A spiral staircase takes you up to a unique space which can be utilised as a seating area or office. The well equipped kitchen has fitted units which includes an integrated five ring gas hob, electric oven, coffee machine, washing machine and fridge/freezer. There are two double bedrooms, one of which benefits from fitted wardrobes providing additional storage. The shower room comprises a large step in shower, hand basin and W.C.

Externally to the basement is a garage and designated parking bay which is accessed via secure remote electric gates.

Perfectly located within the heart of Tynemouth Village and a stone's throw from the award winning Long Sands Beach and King Edward's Bay which offers an idyllic location for surfing and other outdoor activities. Tynemouth has excellent links to Newcastle city centre including the Metro station close by. The village has a great choice of shops, restaurants and is host to a weekend market.

Secure Communal Entrance

Private Hallway

Lounge/Diner

19'5" x 15'0"

Kitchen

10'7" x 6'9"

Office/Viewing Area

8'7" x 8'5"

Bedroom One

12'9" x 12'5"

Bedroom Two

9'6" x 9'3"

Shower Room

6'9" x 5'9"

Garage

Externally

Externally to the basement is a garage and designated parking bay which is accessed via secure remote electric gates.

Tenure

Leasehold

