

SIGNATURE

NORTH EAST

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 Percy Park, Tynemouth NE30 4JX

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Offers Over £350,000

Signature North East are delighted to welcome to the market this well-presented two-bedroom ground floor flat, situated on Percy Park Road in the heart of Tynemouth. Positioned on one of Tynemouth's most sought-after addresses, the property offers an exceptional coastal lifestyle just moments from the award-winning Longsands Beach and King Edward's Bay. Set within the vibrant village centre, it benefits from immediate access to an excellent range of independent cafés, restaurants, bars and boutique shops, all within a short stroll. The location also provides superb transport links into Newcastle and surrounding coastal towns, along with close proximity to highly regarded local schools, making this a rare opportunity to enjoy coastal living combined with everyday convenience.

Upon entering the property, you are welcomed by a central hallway which leads into a generous and bright living room with stunning sea views. This impressive space offers ample room for a range of furnishings, with a large bay window providing attractive views across the green and allowing natural light to flood the room. A feature fireplace sits at the heart of the living area, creating a warm focal point, while there is also sufficient space to accommodate a dining table, making it ideal for both relaxing and entertaining. The kitchen is well-appointed with a range of wall and base units, complemented by original period features and a modern range cooker. The property benefits from double glazing throughout.

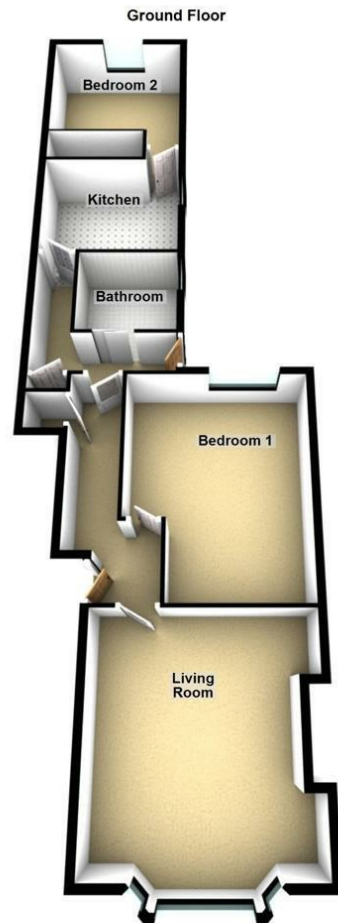
Continuing through the property, there are two well-proportioned bedrooms, both of which comfortably accommodate a double bed along with additional furnishings. Bedroom one further benefits from a charming feature fireplace, adding character to the space. The accommodation is completed by a newly fitted, stylish bathroom fitted with a bathtub, separate walk-in shower, hand basin and WC, all finished to provide a practical yet contemporary feel.

Externally, the property enjoys a generous shared rear garden, offering ample space for outdoor seating and entertaining during the warmer months. To the front, there is a further garden area featuring a fish pond, creating a peaceful spot to relax and unwind. The property also benefits from on-street permit parking.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)

Measurements:

Living Room
17'2" x 6'6"

Kitchen
9'4" x 11'8"

Bedroom One
17'8" x 14'2"

Bedroom Two
10'0" x 11'5"

Bathroom
7'3" x 8'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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