

FOR
SALE

LONG SANDS, 1 BEVERLEY TERRACE, CULLERCOATS NE30 4NT
£1,395,000



6 BEDROOM HOUSE - END TERRACE

- SUPERB FIVE BEDROOM, DOUBLE FRONTED, END TERRACE HOUSE
- THREE SPACIOUS RECEPTION ROOMS
- FABULOUS KITCHEN DINER
- UTILITY ROOM & DOWNSTAIRS WC
- BATHROOM, SHOWER ROOM & TWO SEPARATE WC
- ENSUITE & WALK IN WARDROBE TO PRINCIPAL BEDROOM
- WITH SELF CONTAINED ONE BEDROOM GARDEN APARTMENT WITH LOUNGE, KITCHEN DINER & BATHROOMS
- DETACHED GARAGE
- FRONT & SIDE GARDENS, WEST FACING REAR COURTYARD
- EPC RATING D

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RECEPTION ROOM
19'4 x 14'7

RECEPTION ROOM
14'2 x 13'2

KITCHEN DINER
15'10 x 15

UTILITY ROOM
13'11 x 6'8

1ST FLOOR LOUNGE
19'10 x 14'9

BEDROOM
15'4 x 13'5

ENSUITE
8'11 x 5'9

BEDROOM
14'11 x 9'11

BATHROOM
8'5 x 3'11

BEDROOM
19'6 x 13'2

BEDROOM
13'1 x 11'8

BEDROOM
16'1 x 15

SHOWER ROOM
10'8 x 3'8

BASEMENT APARTMENT- LOUNGE
19'4 x 14'7

KITCHEN DINER
20'8 x 13'7

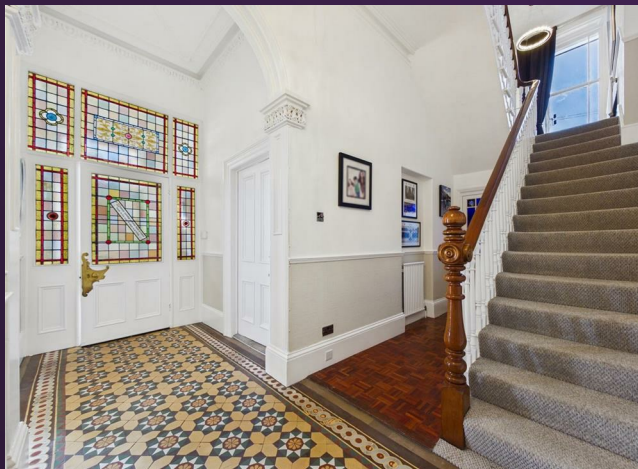
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Long Sands is a magnificent iconic end-terrace residence, commanding a prime position opposite St George's Church in Cullercoats. Boasting breathtaking panoramic views from most rooms, the outlook stretches across Longsands Beach, Tynemouth Priory and the sweeping curve of Cullercoats Bay, creating a coastal backdrop that is nothing short of spectacular. With grand proportions, timeless architecture and an unrivalled location, this is more than a home, it's a landmark. Offering exceptional flexibility, it is perfectly suited to multi-generational living, investment potential, or those seeking a statement coastal lifestyle. A rare opportunity on the North East coast.

There is a grand vestibule and impressive entrance hallway, showcasing period stained glass. There are two substantial reception rooms, each featuring decorative ceilings and period fireplaces. The kitchen diner is fitted with an extensive range of units, Quartz worktops, integrated double oven, gas hob with chimney hood, full-height fridge and freezer, and a large island with breakfast bar. A utility room and downstairs WC complete the ground floor. To the first floor, an elegant lounge (or additional bedroom) enjoys dual aspects, decorative ceiling and a fireplace with log burner. The principal bedroom features a walk-in wardrobe and en-suite with rainfall shower, washbasin and WC. A further bedroom, bathroom with roll-top bath and vanity basin, and separate WC are also located here. The second floor offers three spacious bedrooms, two with fitted wardrobes and one with a cast iron fireplace, along with a shower room and separate WC. The self-contained garden flat, with its own entrance, includes a generous lounge and a kitchen diner with granite worktops, island, space for a range oven, and integrated appliances, along with both an en-suite shower room and a separate bathroom. Externally, there is a garage with upper floor storage, substantial front and side gardens and a west facing rear courtyard.

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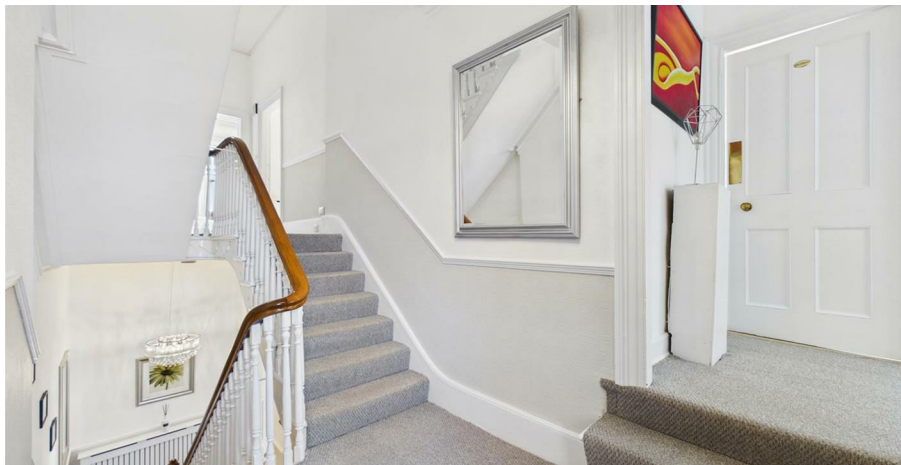
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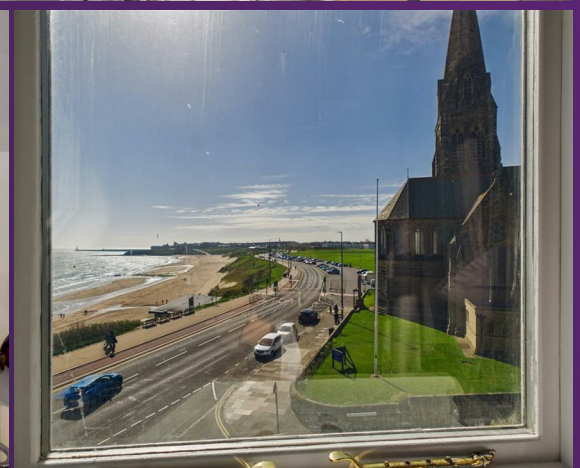
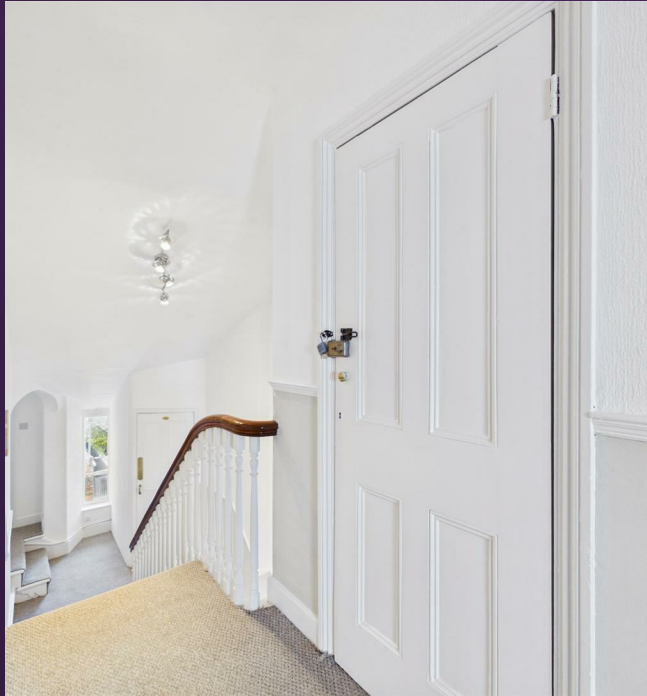
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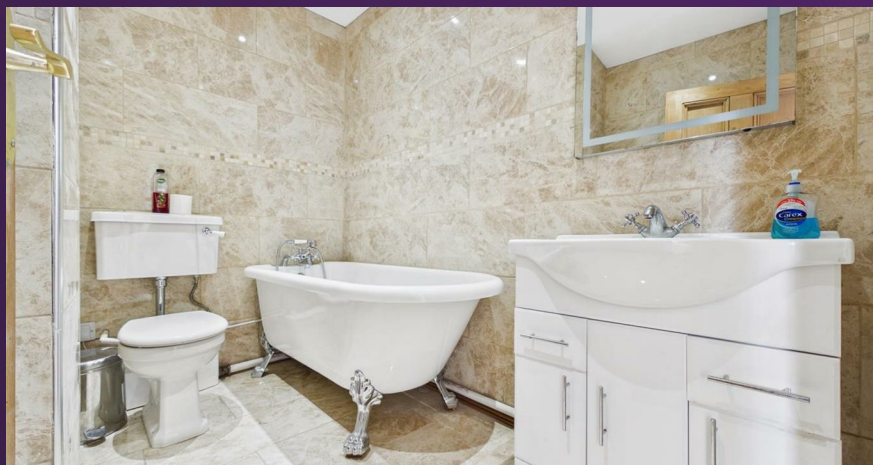
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

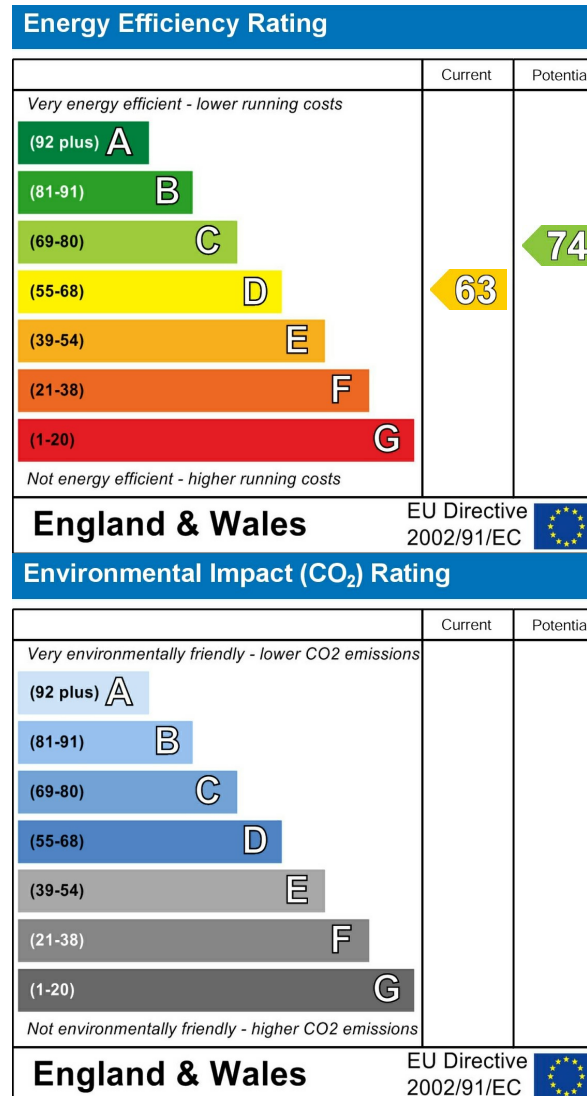
They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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