

FOR
SALE

FLAT B 40 BEVERLEY TERRACE, CULLERCOATS NE30 4NU
OFFERS OVER £595,000



3 BEDROOM MAISONETTE

- STUNNING THREE BEDROOM UPPER MAISONETTE
- FANTASTIC COASTAL VIEWS & IMMACULATEDLY PRESENTED
- GRAND RECEPTION ROOM
- OPEN PLAN CONTEMPORARY KITCHEN DINER
- MODERN BATHROOM WC & ENSUITE
- LAUNDRY WC & STUDY
- SHARED REAR YARD
- NO UPPER CHAIN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOM
20'6 x 14'9

KITCHEN DINER
15 x 12'10

BEDROOM
15'3 x 12'9

ENSUITE
7'7 x 4'6

BEDROOM
18'9 x 9'4

BEDROOM
15'7 x 11

BATHROOM
7'9 x 6'5

LAUNDRY ROOM/ WC
8'2 x 6'6

OFFICE
20'1 x 6

REAR YARD

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This stunning three-bedroom upper maisonette has been renovated to an exceptional standard, offering stylish, contemporary living within a highly sought-after coastal setting. Boasting uninterrupted panoramic views across Cullercoats Bay towards Tynemouth Priory and Longsands Beach and no upper chain, this superb home will appeal to a wide range of buyers seeking a unique seaside property.

Accessed via a communal entrance, the property opens into a private hallway with stairs leading to accommodation arranged over four split levels.

The first level reveals a grand and beautifully presented reception room, filled with natural light and showcasing breathtaking coastal views through a large bay window and additional window. Period features include a decorative ceiling with restored cornicing, a marble fireplace, and bespoke recessed storage units.

Flowing from the reception space is a contemporary open-plan kitchen diner, finished to a high specification with a central island incorporating a wine fridge and breakfast bar seating, quartz worktops, and a range of integrated appliances including an eye-level oven, microwave, warming drawer, induction hob with extractor, fridge freezer, dishwasher, and an impressive dedicated coffee station cabinet.

On the next level, there is a stylish rear-facing bedroom along with a modern family bathroom featuring a bath with rainfall shower over, washbasin, WC, and underfloor heating.

The principal bedroom occupies the following level and benefits from fitted wardrobes and a beautifully appointed en-suite with walk-in rainfall shower, vanity unit, WC, and underfloor heating. A third bedroom with dormer window offers further stunning views and built-in storage.

The top level provides a laundry room, separate WC, and a home office, ideal for remote working.

Externally, there is a shared rear yard. Additionally, there is the option to purchase a detached garage converted into an annex overlooking a west-facing walled garden.

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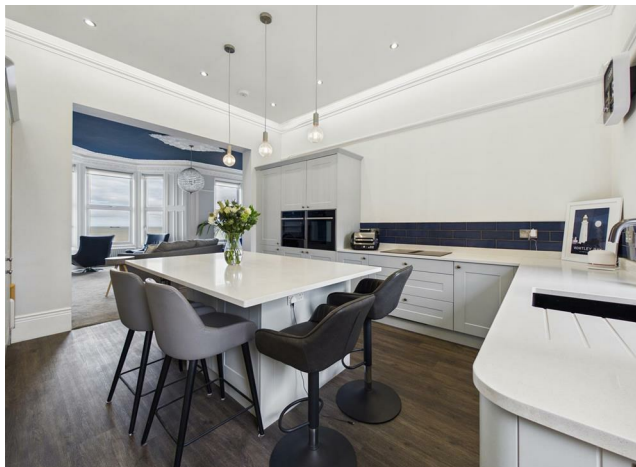
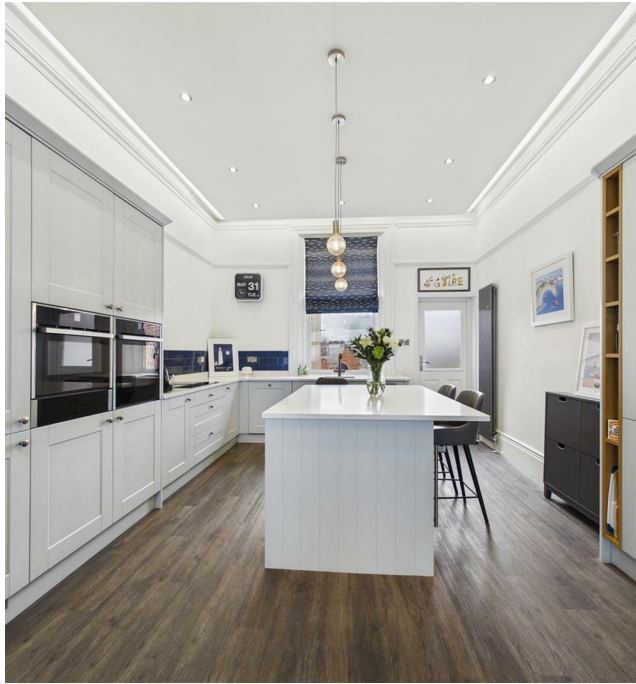
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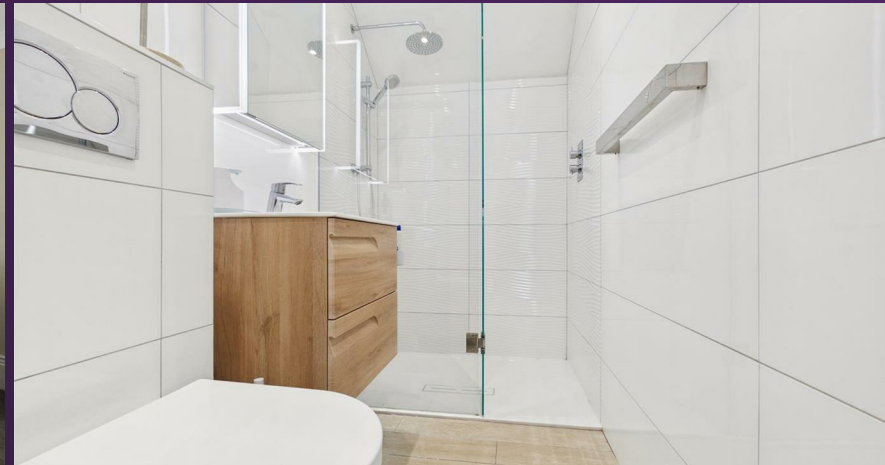
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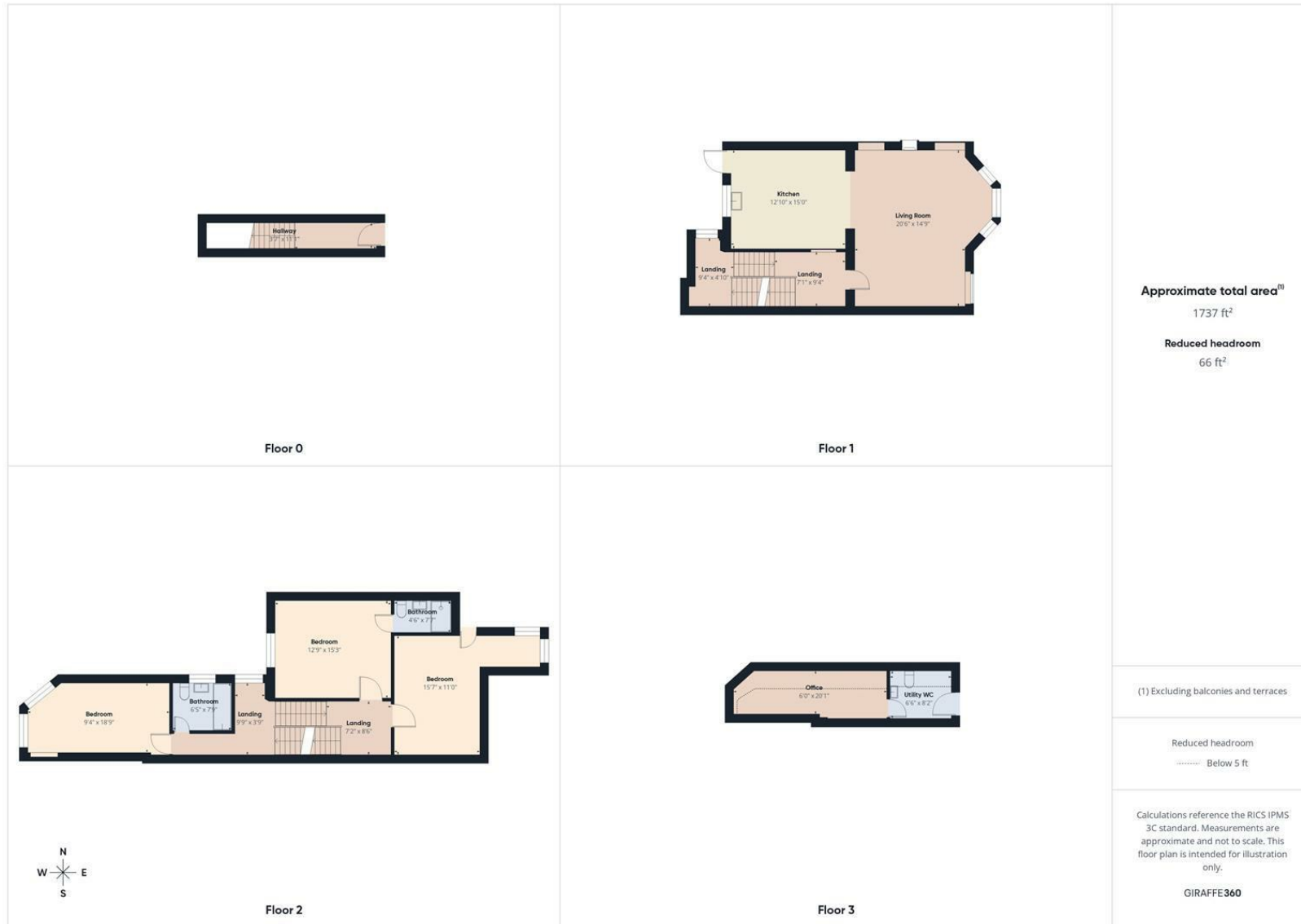
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SMOKE ALARMS

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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