

# SIGNATURE

## NORTH EAST

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 Percy Gardens, North Shields NE30 4HH

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## Offers Over £390,000

Rare opportunity in Tynemouth: Spacious sea-front 3 bed top maisonette (2nd and 3rd floor) with stunning views over Longsands beach, offering a blank canvas for buyers looking to turn this into the home of their dreams or a desirable property to improve and resell.

The property offers:

- Spacious full-width living room overlooking the sea, with multiple windows and mahogany wooden flooring
- Large kitchen/dining room, awaiting modernisation, with fire exit to rear
- 3 large double bedrooms (2 with sea views and opportunity to add floor-to-ceiling windows with Juliet Balconies, as per adjacent properties and pending all necessary planning approvals)
- Spacious bathroom, awaiting modernisation
- Completed improvements include: re-roofing, re-pointing, new windows, complete electrical rewiring, a recent gas combi boiler, and re-plastering
- Shared use of rear yard
- Residents permit parking directly in front of property

Note: Pricing is competitive to allow for modernisation and lease extension (to 999 years if desired)

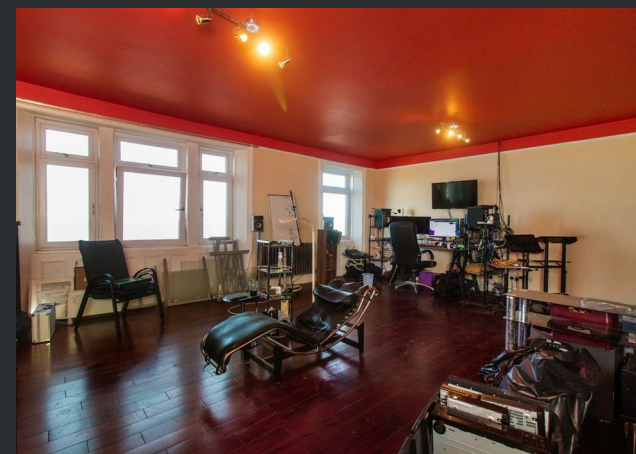
Enjoy the benefits of coastal living with stunning sea views, scenic coastal walks, and excellent local amenities for daily convenience. The area is well-served by reputable schools, parks, and green spaces. Transport links ensure easy access to neighbouring towns, with major road networks further enhancing connectivity. Tynemouth boasts some of the best beaches in the region, including Longsands and King Edward's Bay—perfect for sunbathing, surfing, and beach sports. The popular Tynemouth Market adds to the area's charm, offering a vibrant hub for shopping and socialising. Tynemouth Metro Station provides direct links to Newcastle and surrounding areas, making commuting easy for residents.

Upon entering, the spacious living room provides ample space for your preferred furnishings and features two large windows that offer uninterrupted sea views—an idyllic spot to relax or spend time with loved ones. The adjacent kitchen and dining area provide direct access to the rear, making it perfect for hosting family and friends. The kitchen currently offers generous base units and counter space for meal preparation.

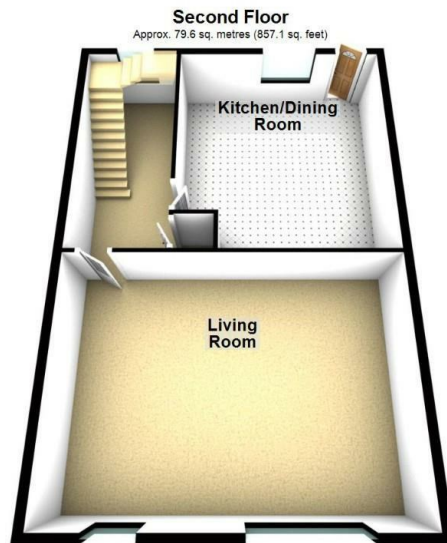
On the upper level, you will find three well-appointed double bedrooms, each offering ample space for furnishings and versatile use as a guest room, home office, or children's room. A shower room completes this floor. Positioned on the second and third floors, the maisonette benefits from an abundance of natural light and spectacular sea views.

Parking is available via resident-only bays on the street in front of the property. Adjacent streets also have resident-only parking restrictions on weekends.

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



# PROPERTY FLOORPLAN



Total area: approx. 141.1 sq. metres (1518.8 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
24'0" x 17'7"

Kitchen / Dining Room  
17'8" x 16'4"


Bedroom One  
14'10" x 11'3"

Bedroom Two  
12'4" x 11'3"

Bedroom Three  
10'11" x 10'10"

Shower Room  
7'8" x 7'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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