



 **Jan Forster**  
janforsterestates.com  
0191 257 2000  
**FOR SALE**



- **Ground Floor**
- **One Bedroom**
- **Close To Amenities**
- **Investment Opportunity**
- **Viewing Recommended**
- **Prime Location**
- **Rear Yard**
- **Ideal First Time Buy**
- **Council Tax Band \*A\***
- **Call For More Information**





## GROUND FLOOR FLAT WITH PRIVATE PARKING

This well-presented, ground floor flat offers an excellent opportunity for first-time buyers or those seeking a potential investment property. Offered for sale with the benefit of no onward chain.

With a prime location and one spacious bedroom, this home is both inviting and practical, making it an ideal choice for individuals or couples and there is also the potential for Air BNB.

The building is accessed via a communal entrance and hallway, and briefly comprises: - entrance, spacious lounge, one double bedroom, a modern kitchen with fitted wall and floor units and a bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a low maintenance town garden to the front and there is private yard to the rear which leads to a shared parking area.

This enviable location is only a short commute from Tynemouth Long Sands beach, and a fabulous variety of local amenities are within easy reach including cafes, bars, and restaurants. The A1058 Coast Road is close by, so you have a direct route towards Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service.

Don't miss the chance to make this lovely property your new home or investment venture. Please call our Tynemouth branch for more information and to book a viewing on 0191 257 2000.

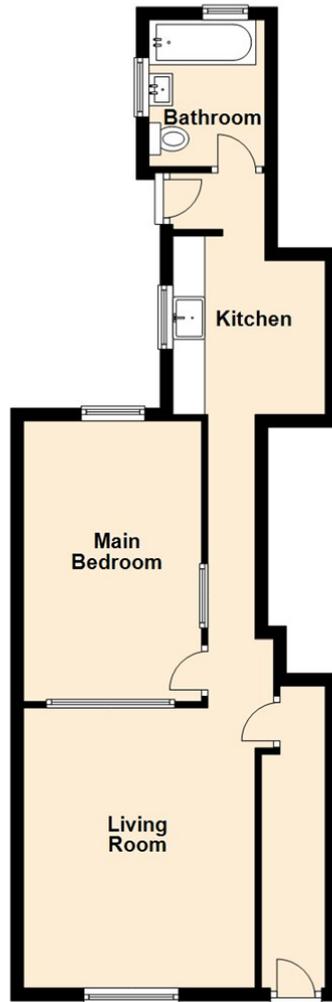
### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band \*A\*.



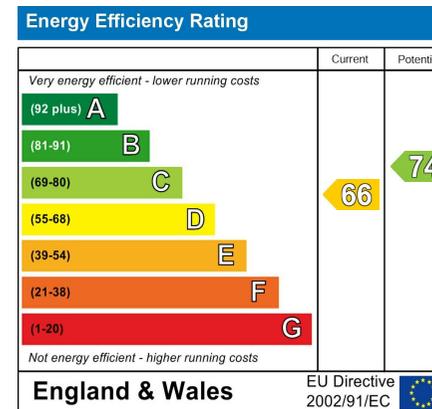
Ground Floor



Living Room 14'4" x 11'11" (4.37 x 3.64)

Kitchen 9'1" x 7'10" (2.79 x 2.39)

Main Bedroom 14'4" x 9'2" (4.37 x 2.80)



## The difference between house and home

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