



Beachy Point

36 Bernicia Way, Beadnell



SANDERSON
YOUNG





Beachy Point
36 Bernicia Way, Beadnell,
Northumberland, NE67 5EJ

Fabulous, three bedroom detached holiday home, currently utilised as a successful holiday let, on this much sought after coastal development, with an extended decked terrace, store for bikes and paddleboards, and parking for two cars - minutes from Beadnell Bay and Harbour, miles of sandy beaches, and the cafe/restaurant 'The Landing'.

'Beachy Point', constructed by Lindisfarne Homes in 2016 in a 'Sandpiper' style, has been finished to a high standard of specification and is currently utilised as a successful holiday let investment (with details available on request) - **forward bookings to be honored by the purchasers.** The location within Beadnell Point is superb, located towards the eastern edge of the development, on a quiet side road, with very little passing traffic and has a prime position with extended and enclosed decked terrace seating area.

Price Guide:
Offers Over £550,000

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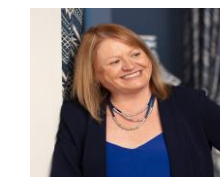




Bernicia Way is ideally positioned and only a few minutes walk from Beadnell Bay and miles of sandy beaches, the popular 'The Landing' cafe/restaurant and has access to Beadnell village with its excellent cafes/pubs, restaurants and hotels. A perfect base from which to explore Northumberland's Heritage coastline with historic Castle and unspoilt beaches.

Ground floor - Entrance hallway with double door cloaks cupboard | Ground floor wc | Impressive open plan reception room incorporating a double height ceiling and galleried landing, with excellent natural light from the full height picture windows | Sitting/dining room with a wood burning stove set onto a brick hearth, and French doors opening to the decked terrace | Fitted kitchen with a range of cream cabinets - integrated gas hob, electric oven, washing machine, dishwasher, and fridge/freezer | Ground floor double bedroom.

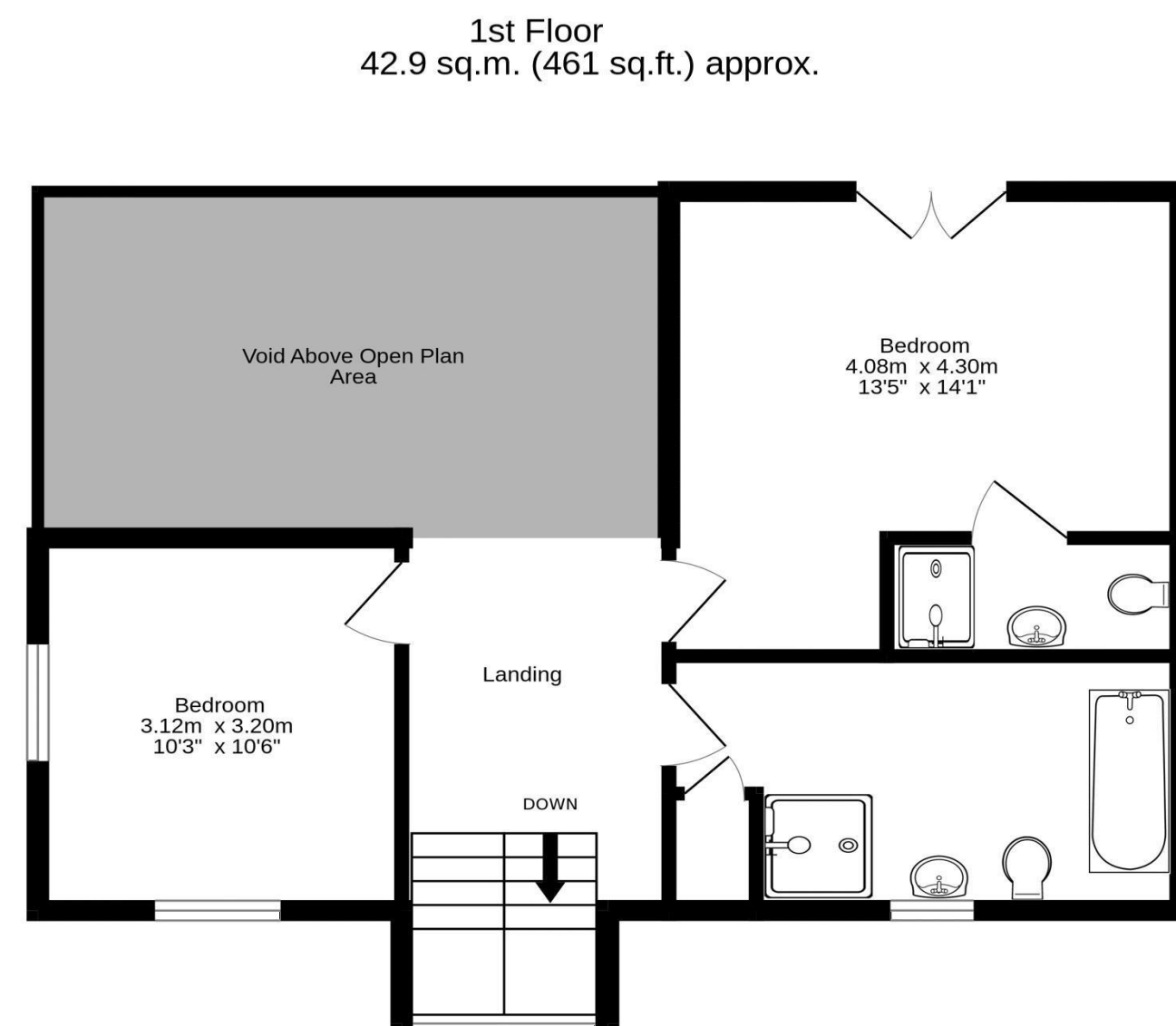
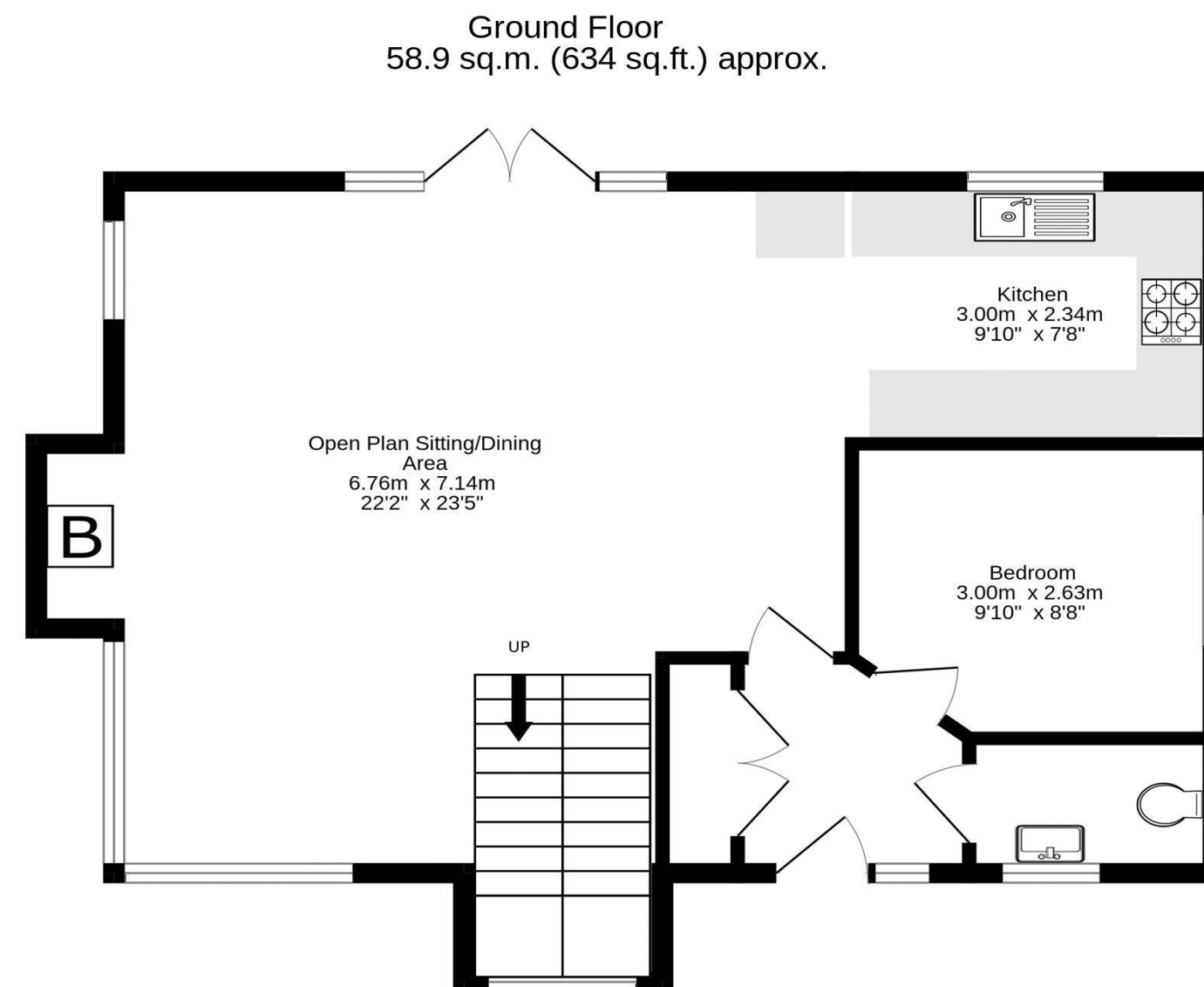
First floor - Half landing with a full height picture window overlooking the front elevation with individually designed shutters | Lovely Master bedroom with French doors opening to a Juliet balcony | Ensuite shower room/wc | Twin/double bedroom three | Family bathroom/wc.



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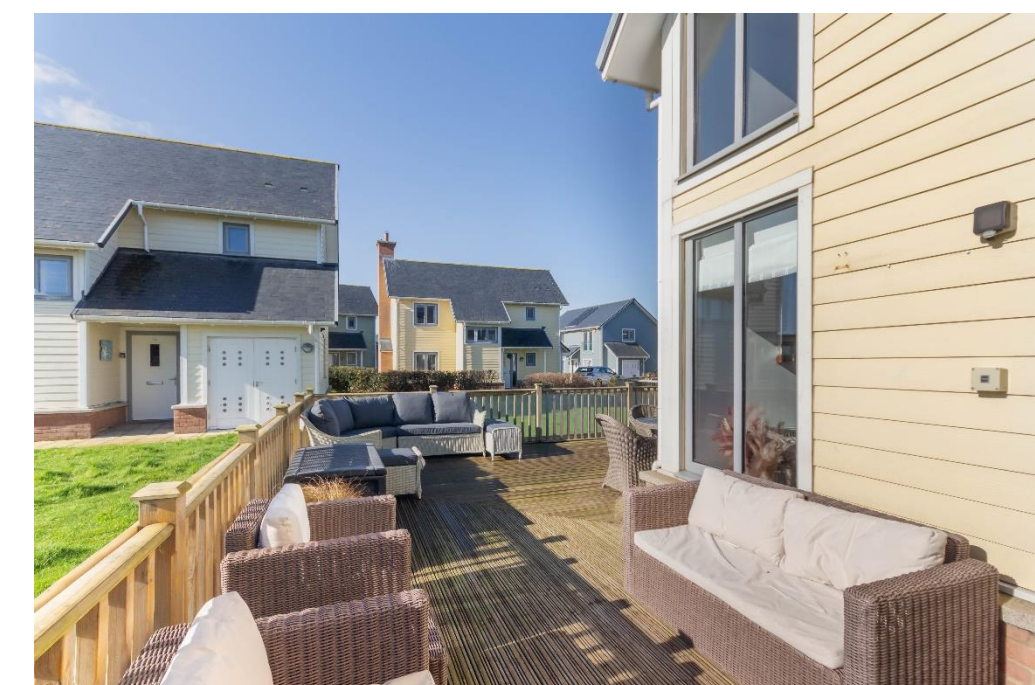




TOTAL FLOOR AREA : 101.7 sq.m. (1095 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Externally - The property has open lawned gardens, with a large extended decked terrace, ideal for outside entertaining and barbecues. There is an external store cupboard ideal for bikes and paddleboards/kayaks and a driveway with parking for two cars.

Services: Mains Electricity, Water & Drainage | Propane Gas Central Heating | Tenure: Freehold | Council Tax: Business Rates | EPC: D

Annual Maintenance Charge of approx. £990 to Kingston Property Services to include use of Tennis Courts on site

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