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Exceeding Expectations



FOR SALE

Percy Park

TYNEMOUTH, NE30 4JX

OFFERS OVER

£350,000

2 BEDROOMS · 1 BATHROOMS · 1 RECEPTIONS

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THE PROPERTY

Percy Park

OFFERS OVER £350,000 · LEASEHOLD

Signature North East are delighted to welcome to the market this well-presented two-bedroom ground floor flat, situated on Percy Park in the heart of Tynemouth. Positioned on one of Tynemouth's most sought-after addresses, the property offers an exceptional coastal lifestyle just moments from the award-winning Longsands Beach and King Edward's Bay. Set within the vibrant village centre, it benefits from immediate access to an excellent range of independent cafés, restaurants, bars and boutique shops, all within a short stroll. The location also provides superb transport links into Newcastle and surrounding coastal towns, along with close proximity to highly regarded local schools, making this a rare opportunity to enjoy coastal living combined with everyday convenience.

Upon entering the property, you are welcomed by a central hallway which leads into a generous and bright living room with stunning sea views. This impressive space offers ample room for a range of furnishings, with a large bay window providing attractive views across the green and allowing natural light to flood the room. A feature fireplace sits at the heart of the living area, creating a warm focal point, while there is also sufficient space to accommodate a dining table, making it ideal for both relaxing and entertaining. The kitchen is well-appointed with a range of wall and base units, complemented by original period features and a modern range cooker. The property benefits from double glazing throughout.

Continuing through the property, there are two well-proportioned bedrooms, both of which comfortably accommodate a double bed along with additional furnishings. Bedroom one further benefits from a charming feature fireplace, adding character to the space. The accommodation is completed by a newly fitted, stylish bathroom fitted with a bathtub, separate walk-in shower, hand basin and WC, all finished to provide a practical yet contemporary feel.





KEY FEATURES

- Sought-after ground floor flat located on Percy Park Road in the heart of Tynemouth, moments from Longsands Beach & King Edward's Bay
- Living room featuring stunning sea views, a large bay window & a feature fireplace
- Well-appointed kitchen with a range of wall & base units, original period features & a modern range cooker
- Two double bedrooms, with the principal bedroom benefiting from a charming feature fireplace
- Newly fitted contemporary bathroom
- Shared rear garden, additional front garden with fish pond & on-street parking

- Council Tax Band B
- EPC Rating D









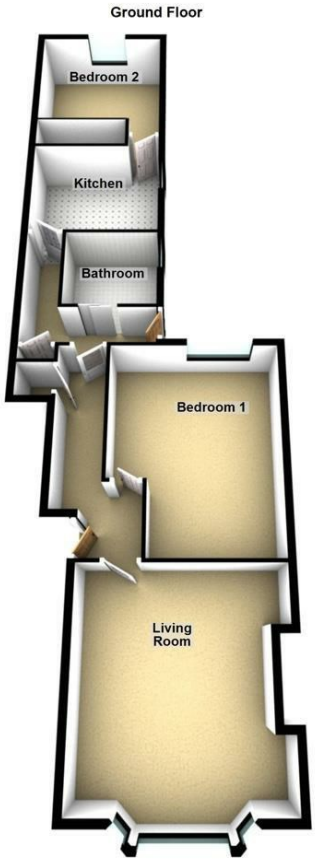


ACCOMMODATION

Room Dimensions

Living Room	5.25 x 4.94 (17'2" x 16'2")
Kitchen	2.86 x 3.58 (9'4" x 11'8")
Bedroom One	5.39 x 4.33 (17'8" x 14'2")
Bedroom Two	3.06 x 3.48 (10'0" x 11'5")
Bathroom	2.23 x 2.54 (7'3" x 8'3")

FLOOR PLAN



Total area: approx. 94.8 sq. metres (1020.5 sq. feet)

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