



LONGBEACH DRIVE BEADNELL

- Detached house
- Five bedrooms
- Two ensembles
- Coastal village location
- Double garage
- Holiday let potential

Guide Price £540,000

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



63 Longbeach Drive Beadnell, Chathill, Northumberland NE67 5EG

Located within just a short walk to Beadnell Bay, this five bedroom Freehold detached house with a double garage occupies a super plot with an open aspect to the west facing rear garden. Whether you're looking for a main residence, second home, or holiday let investment, this property ticks all the boxes and offers generous sized rooms.

For buyers that are looking to relocate to coastal Northumberland and are able to work from home, there is a family room or study at the front that would make a ideal home office, and the fifth bedroom could also be used as a second office space.

Two of the bedrooms have their own ensuite facilities, and four of the five bedrooms can be used as double bedrooms, so it is very attractive as a holiday let investment property, or a main residence with space to accommodate visiting friends and family.

As well as the main front entrance and side door in to the utility, French doors from the dining area of the kitchen lead out to the sizeable west facing rear garden which is mainly laid to lawn and isn't overlooked by other properties. At the front there is plenty of space for parking on the double drive and the integral double garage, as well as visitor parking bays on the street.

This Freehold property is available to buy with no upper chain, and is a great opportunity to purchase a generous size coastal home with all the features for modern day living.



HALL

Double glazed composite door | Radiators | Storage cupboard | Staircase to first floor | LVT flooring | Doors to: W.C., lounge, dining kitchen, and family room

FAMILY ROOM - 13' 3" x 8' 2" (4.04m x 2.49m)

Double glazed bay window | Radiator | LVT flooring

W.C. - 5' 11" x 3' 3" (1.80m x 0.99m)

Close coupled W.C. | Wash-hand basin with cabinet | Radiator | Extractor fan

LOUNGE - 16' 8" x 11' 3" (5.08m x 3.43m)

Double glazed window to rear with a fitted window seat | Fireplace with an electric fire | Radiator

KITCHEN AREA - 13' 8" x 11' 10" (4.16m x 3.60m)

Double glazed window to rear and side | Electric hob | Extractor hood | Double electric oven | Space for dishwasher | Space for undercounter fridge and freezer | Part-tiled walls | Downlights | LVT flooring | Open to dining area

DINING AREA - 8' 9" x 6' 2" (2.66m x 1.88m)

Double glazed window and French doors to rear garden | Radiator | LVT flooring | Open to kitchen

UTILITY

Double glazed external door | Fitted shelves | Radiator | Sink unit incorporating; stainless steel sink, space for washing machine, base unit storage and work-surface

FIRST FLOOR LANDING

Radiator | Loft hatch

BEDROOM ONE - 10' 9" x 12' 6" (3.27m x 3.81m)

Double glazed window | Radiator | Door to ensuite



ENSUITE BEDROOM ONE

Double glazed frosted window | Extractor fan | Downlights | Tiled double shower cubicle with mains shower | Pedestal wash-hand basin | Close coupled W.C.

BEDROOM TWO (FRONT)

10' 9" plus door recess x 12' 5" (3.27m plus door recess x 3.78m)
Double glazed window | Radiator

ENSUITE BEDROOM TWO

Double glazed frosted window | Radiator | Extractor fan | Downlights | Tiled double shower cubicle with mains shower | Close coupled W.C. | Pedestal wash-hand basin

BEDROOM THREE - 9' 8" x 12' 0" (2.94m x 3.65m)

Double glazed window | Radiator

BEDROOM FOUR - 10' 11" x 8' 4" (3.32m x 2.54m)

Double glazed window | Radiator

BEDROOM FIVE - 8' 4" x 6' 1" (2.54m x 1.85m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | bath with tiled splashback | Pedestal wash hand basin with tiled splashback | Close coupled W.C. | LVT flooring | Shaver point | Extractor fan

EXTERNALLY

Front garden: double drive | Laid mainly to lawn | Side gate access to rear garden

Rear garden: Mainly laid to lawn | Fenced boundaries | Patio | Feature planting

DOUBLE GARAGE - 17' 2" x 16' 5" (5.23m x 5.00m)

Electrically operated garage doors | Central heating boiler | Light and power

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Oil
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway leading to double garage

MINING

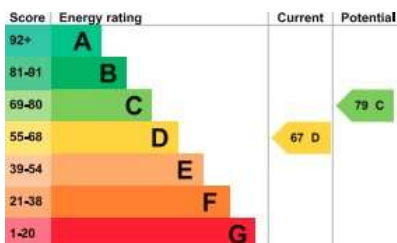
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

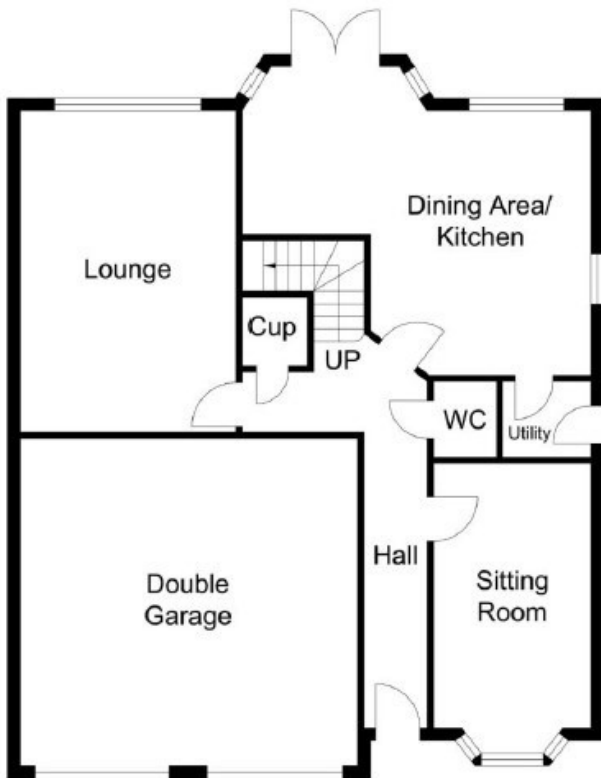
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

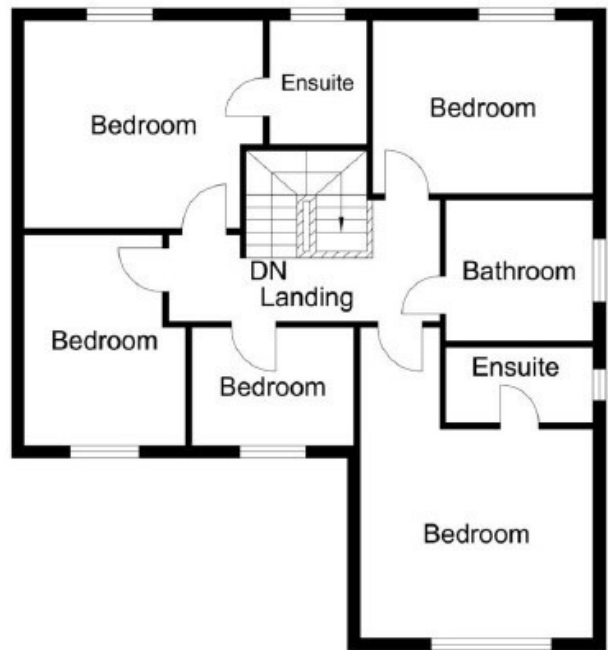
COUNCIL TAX BAND E | EPC RATING D

AL008775/DM/KM/10.06.24/V1





Ground Floor



First Floor

63 Longbeach Drive

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

