



## Beverley Terrace

### Cullercoats

We can't wait to share this fabulous first floor, Victorian flat with you! Enjoying panoramic sea views over Cullercoats Bay and along the Coast towards the Priory and pier. Beautifully presented with fabulous room sizes, light and a delightful layout. With its own impressive split level landing and period fireplace. Front facing lounge with bay window, views and wood burning stove, a stylish and generous family kitchen, two double bedrooms, one with views, fitted wardrobes to the principle bedroom. Victorian style family bathroom with shower. Close to the Metro, local shops, bars and restaurants and stunning walks, this property really does afford a wonderful beach front lifestyle. Shared, forecourt garden area, generous rear patio for all to use.

**£310,000**

ROOK  
MATTHEWS  
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# Beverley Terrace Cullercoats

Entrance Door to:

**COMMUNAL ENTRANCE HALLWAY:** Impressive hallway with Victorian style tiling to the floor, staircase to the first floor

**FIRST FLOOR LANDING:** door to:

**ENTRANCE HALLWAY/LANDING:** A fabulous, split level landing area with stunning original period fireplace, cast iron fireplace, wall light, cornice to ceiling, radiator, doors to lounge, bedrooms and kitchen, spotlights to ceiling, steps down to kitchen, door to:

**CLOAKS/W.C:** low level w.c., tiled floor, original sash window

**LOUNGE:** (front): 18'8 x 11'7, (5.69m x 3.53m), with measurements into alcoves and double glazed bay sash window with outstanding views and alcoves, feature marble fireplace and multi stove fire, cornice to ceiling, radiator, picture rail, engineered oak flooring

**KITCHEN:** (rear): 10'7 x 10'7, (maximum measurements plus recess), door with stained leaded light inserts into kitchen, a stylish, cream range of base, wall and drawer units, roll edge worktops, single drainer sink unit with mixer taps, gas point, cooker hood, radiator, wood effect flooring, plumbed for automatic washing machine, door to rear of property, double glazed window, tiled splashbacks, radiator, through to:



**BATHROOM:** Victorian style bathroom, comprising of, bath, chrome shower with additional rainfall shower, hand washbasin, tiled bath and shower area, double glazed sash window, tiled floor, Victorian style radiator, wall cabinet

**BEDROOM ONE:** (rear): 15'0 x 12'4, (4.57m x 3.76m), fabulous sized principle bedroom, with double glazed sash window, fitted wardrobes, picture rail, radiator

**BEDROOM TWO:** (front): 11'6 x 9'1, (3.51m x 2.77m), panoramic views through the double glazed sash windows, fitted window shutters, radiator

**EXTERNALLY:** Shared front garden area, access for bins via rear yard

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET PARKING PERMIT £25 PER YEAR

#### **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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 4/9/1972

Ground Rent: £25 per annum

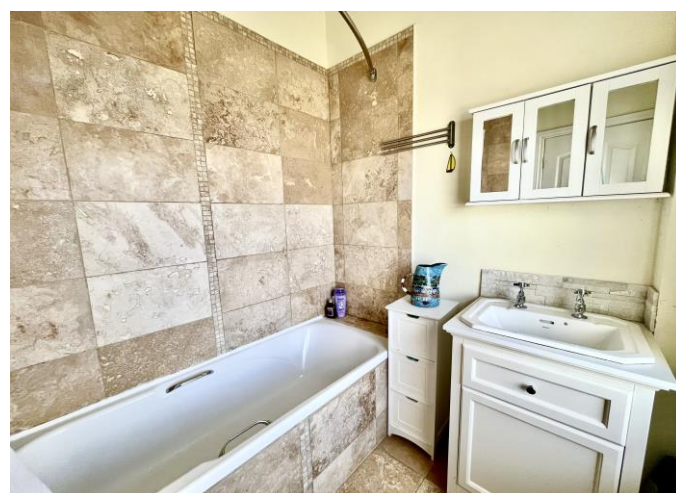
Service Charge: £50 per month

Any Other Charges/Obligations: Parking Permit £25 per annum

**COUNCIL TAX BAND: B**

**EPC RATING: C**

WB2331.AI.AI.16/02/24.V.1





**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**

