



## Longstone Park

Beadnell

- Linked bungalow
- One bedroom
- Open plan living/kitchen
- Coastal location
- No chain
- Opportunity to refurbish

Guide Price **£ 165,000**

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ROOK  
MATTHEWS  
SAYER

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# 77 Longstone Park, Beadnell NE67 5BP

Available to buy with no chain, this is a fantastic opportunity to purchase a one bedroom bungalow situated on a pedestrian street within a popular modern development near the coastline at Beadnell in Northumberland. Although updating is required, it is the perfect blank canvass for a buyer to put their own stamp on the property, and would be ideal as a coastal 'second home' retreat or a holiday let investment.

Beadnell is an ideal location close to the beach and with easy access to the nearby villages of Seahouses and Bamburgh, as well as transport links to the A1 and the larger towns of Alnwick and Berwick.

The property faces West, so it gets the sun on the lounge and bedroom windows. An allocated parking bay is located separately nearby. Inside there is a hall, lounge, bedroom, kitchen, and bathroom.

## LOUNGE 10' 10" x 15' 5" (3.30m x 4.70m)

Two double glazed windows | Electric heater

## KITCHEN 6' 2" x 9' 4" (1.88m x 2.84m)

Space for electric cooker | Single stainless-steel sink | Fitted wall and base units | Part tiled walls | Loft access hatch

## BEDROOM 9' 0" x 8' 11" (2.74m x 2.72m)

Double glazed window

## BATHROOM 5' 11" x 5' 0" (1.80m x 1.52m)

Bath | Pedestal Wash hand basin | W.C. | Sky light | Extractor fan | Part tiled walls

## INNER LOBBY

Cupboard, housing fuse box and electric meter

## PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric / Night storage  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: Allocated parking in parking bay

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## AGENTS NOTE

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly. If you require any further information on this, please contact us.

## HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

## 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: A

## EPC RATING: F

AL009005.DJM.KM.04/03/25.V.1

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

**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.

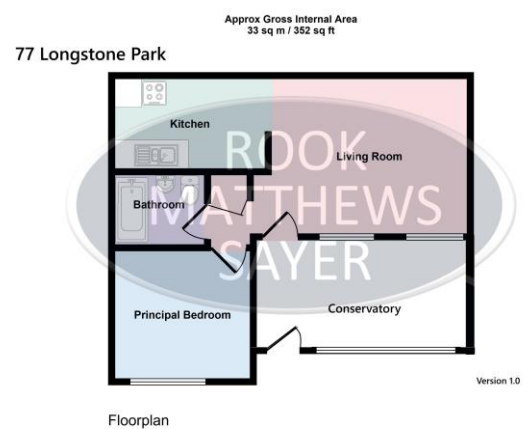
**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic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

16 Branches across the North-East





# Longstone Park, Beadnell



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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