



Longstone Close | Beadnell | NE67 5BS

£265,000

A stylish two double bedroom semi detached bungalow situated in a quiet and peaceful cul-de-sac in the highly sought after coastal fishing village of Beadnell and conveniently located just a short stroll to the stunning wide sandy bay.

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SEMI-DETACHED BUNGALOW

NICELY APPOINTED SHOWER ROOM

TWO DOUBLE BEDROOMS

**WELL APPOINTED KITCHEN WITH
INTEGRATED APPLIANCES**

CONSERVATORY OVERLOOKING REAR GARDEN

VIEWING STRONGLY RECOMMENDED

**GARAGE, DRIVEWAY & EASY TO MAINTAIN
GARDENS**

**PEACEFUL LOCATION WITHIN WALKING
DISTANCE TO THE STUNNING BEADNELL BAY**

For any more information regarding the property please contact us today

81 Longstone Close, Beadnell, NE67 5BS

Perfect as a main residence, second home or holiday let, the property is immaculately presented throughout and offers comfortable living space with a well-equipped kitchen and a nicely appointed shower room. Benefitting from double glazing and central heating, an early viewing is strongly recommended. Inside, the hallway is welcoming and leads into the spacious lounge with ample space for a dining table for everyday eating and entertaining. The fitted wood burning stove is a central focal point and creates a warm and cosy atmosphere. The kitchen is modern with worktops, sink unit along with a fitted electric hob, oven and extractor, dishwasher and fridge freezer. There is plenty of storage space with a tall larder cupboard. A courtesy door opens into the garage which is generous with up and over door and window to the rear. The conservatory overlooking the rear garden is accessed from the garage which is a lovely second reception room with French doors into the garden. The two bedrooms are doubles and the modern shower room has a walk in shower, vanity wash hand basin, low level w.c. and tiled flooring and walls.

The bungalow is approached from a long easy to maintain pebbled garden with a driveway for two to three cars. To the rear the garden is paved with a raised decking area providing an ideal seating area to enjoy the warmer months of the year. Bordered by timber fencing, the rear enjoys an open aspect across a green area.

Fringed by sand dunes, Beadnell Bay is one of the best spots in the region for all types of water sports including surfing, windsurfing and kitesurfing. There are restaurants and cafes in the local area and the village shop provides a selection of fresh bread, pastries and essential supplies whilst there is a supermarket in Seahouses along with fish restaurants, takeaways and pubs. From the harbour there are regular boat trips to the Farne Islands with sightings of grey seals and puffins during the early party of the year. For a larger variety of amenities, Alnwick is just a half hour drive where there are plenty of independent and high street shops and supermarkets.

If you are looking to embrace an enviable Northumbrian coastal lifestyle whether full time or for long weekends and holidays, this superb bungalow is the ideal choice.

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

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ENTRANCE HALL

LOUNGE 15'7"

(4.75m) max plus recess into the inner lobby x 12'2"
(3.71m) max

KITCHEN 10'1" (3.07m) x 7'5" (2.26m)

CONSERVATORY

10'2" (3.10m) x 8'9" (2.67m)

BEDROOM ONE

10'11" (3.33m) x 9'11" (3.02m)

BEDROOM TWO

9'3" (2.82m) x 7'11" (2.41m)

SHOWER ROOM

GARDENS TO FRONT AND REAR, GARAGE AND DRIVEWAY

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to the Cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway

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.

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: C

EPC RATING: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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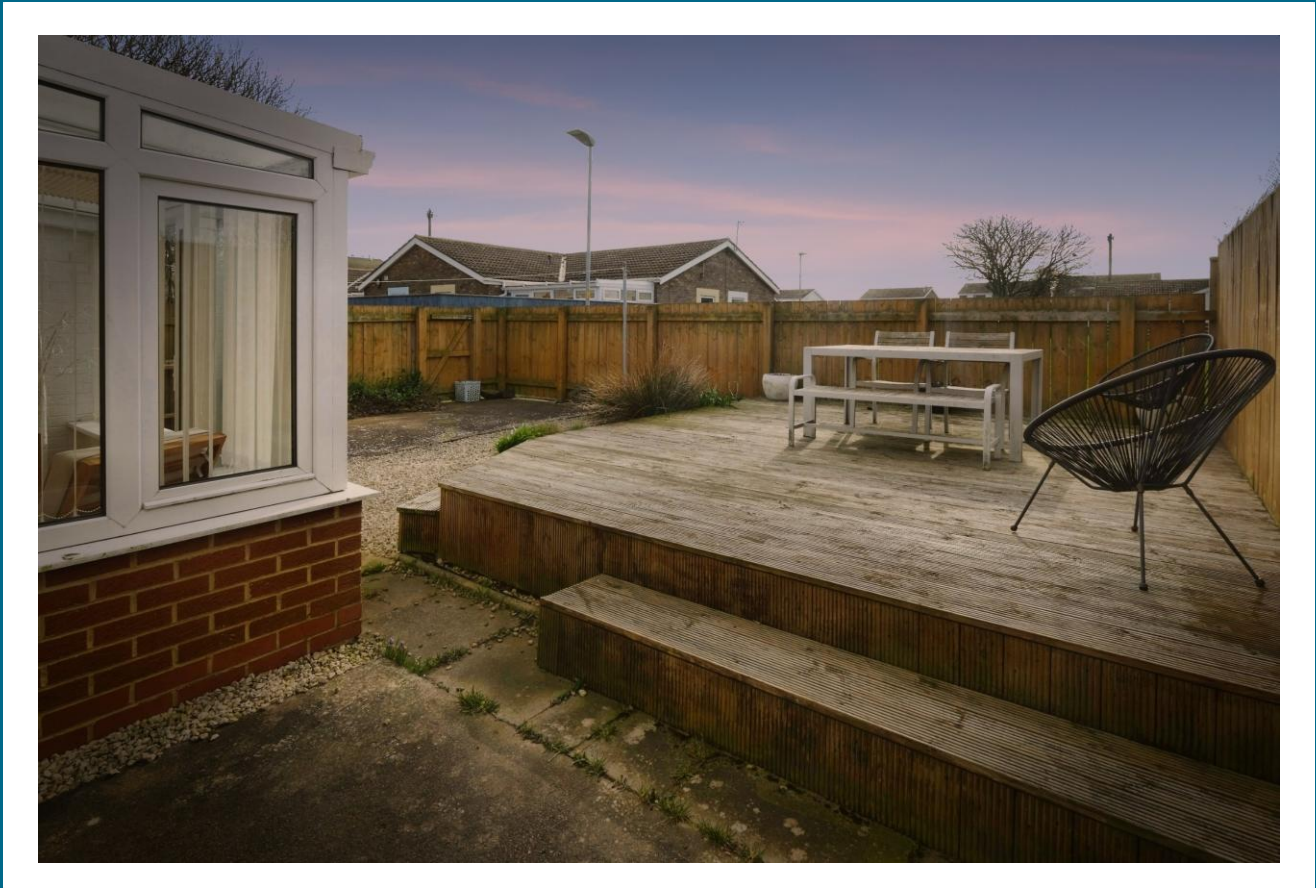


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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

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.



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