



Argyle Street | Tynemouth | NE30 4EX

£220,000

There is far more space here than you might expect from a one-bedroom flat, with generous proportions running throughout and a location that places the Tynemouth coast exceptionally close at hand. Renovated throughout and benefitting from a new boiler with an active guarantee. This stunning home occupies the ground floor of an attractive period terrace, the property opens into a superb bay-fronted living room, where the large window, feature fireplace and generous proportions create an impressive main reception space. The principal bedroom is another particularly substantial room and benefits from an extensive range of fitted wardrobes. To the rear, the layout culminates in an excellent dining kitchen, beautifully presented with shaker-style cabinetry, contrasting Quartz work tops, a peninsula and plenty of room for a dining table, while an external door provides direct access outside. A well-appointed bathroom completes the internal accommodation. Externally, the rear yard offers the particularly valuable advantage of off-street parking together with an EV charging point. The location is a major part of the appeal, with the beach and seafront within exceptionally easy reach, while Tynemouth's cafés, restaurants, independent shops and Metro connections are also conveniently accessible. Combining substantial rooms, stylish presentation, parking and a position so close to the coast, this is a particularly impressive ground floor flat.

RMS | Rook
Matthews
Sayer



1



1



1

One Bedroom Ground Floor Flat

**Superb Tynemouth Location
Exceptionally Close to the Seafront**

**Generously Proportioned
Accommodation Throughout**

**Impressive Bay-Fronted Living
Room**

Large Double Bedroom with Storage

Beautifully Presented Dining Kitchen

**Rear Yard Suitable for Off-street
Parking with EV Charger**

**Spacious Bathroom with Shower
Over Bath**

For any more information regarding the property please contact us today

HALLWAY: Entrance door, door to:

LIVING ROOM: 14'8" x 14'11" (4.49m x 4.55m)
An impressive reception room positioned to the front of the property, with a large double glazed bay window providing excellent natural light, feature fireplace with decorative surround, coving to ceiling, radiator, luxury deep pile carpet

PRINCIPAL BEDROOM: 14'10" x 12'9" (4.54m x 3.90m) Plus wardrobe space. Generously proportioned double bedroom with an extensive range of fitted wardrobes providing excellent storage, double glazed window, radiator, luxury deep pile carpet

BATHROOM: 7'5" x 8'9" (2.27m x 2.67m), L-shape room. White suite comprising panelled bath with shower over and glass shower screen, pedestal wash hand basin, W.C, tiled walls, patterned tiled flooring, radiator and double-glazed window.

DINING KITCHEN 18'7" x 10'8" (5.67m x 3.26m):

A superbly proportioned dining kitchen fitted with a range of shaker-style soft close wall and base units, pull out larder, Quartz work tops, inset sink with mixer tap, integrated oven and induction hob, integrated frost free fridge freezer and dishwasher, space and plumbing for washing machine, peninsula incorporating additional storage and preparation space, radiator, ample space for dining table and chairs, double glazed windows to side and rear aspect and external door providing access to the rear.

EXTERNALLY: a private paved garden to the front and to the rear is a private yard providing off-street parking, together with the added benefit of an EV charging point.

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Floor Plan

Total floor area: 82.2 sq.m. (884 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway/On Street/Permit Parking £30 per annum

MINING

The Northeast 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

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.999 years from 16/05/1989 years remaining 961, No ground rent.

COUNCIL TAX BAND: B

EPC RATING: D

WB4006 TJ.DB.10.08.2026 v.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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 intended as a recommendation or endorsement of any 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 as any authority to make or give any representation or warranty whatever in relation to this property.

