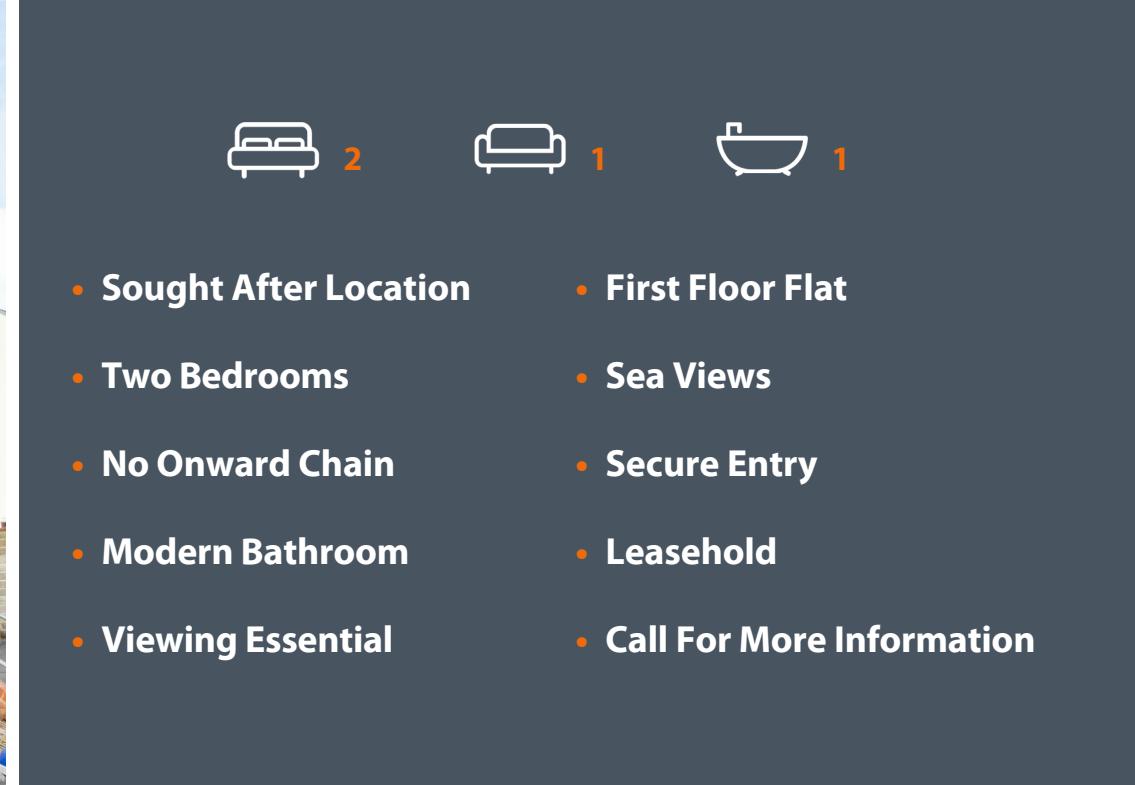




 **Jan Forster**

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Dove Court | Cullercoats | NE30 4QN
Offers Over £180,000





** Video Tour on our YouTube Channel |
<https://youtu.be/b6uqc3byMMC> **

This delightful two-bedroom, first-floor flat is positioned in the popular Dove Court development in Cullercoats. A lovely coastal home offered with no onward chain, it represents an ideal opportunity for first-time buyers, downsizers, or those seeking a holiday home by the sea.

Accessed via a communal entrance hallway with stairs to the first floor, the property briefly comprises: a bright and airy lounge with dual aspect windows, a well-equipped kitchen with fitted units and integrated oven and hob, a modern, refitted bathroom WC, and two good-sized bedrooms. Additional benefits include gas central heating and double glazing throughout.

The location is a standout feature - just a short stroll from the beautiful Cullercoats Bay, a sandy beach perfect for coastal walks, paddleboarding, or simply relaxing by the sea. You will also find a range of independent cafés, restaurants, and pubs nearby, giving the area a vibrant yet relaxed community feel. The property is ideally placed for transport links, with Cullercoats Metro Station, prime bus routes, and the A1058 Coast Road all close by, providing quick access to Newcastle city centre and beyond.

In order to get a real feel for this home should view the property as soon as possible. This will give you a much better understanding of how charming this property is. Please call our branch on 0191 2236 2070 for more information and to arrange your viewing.

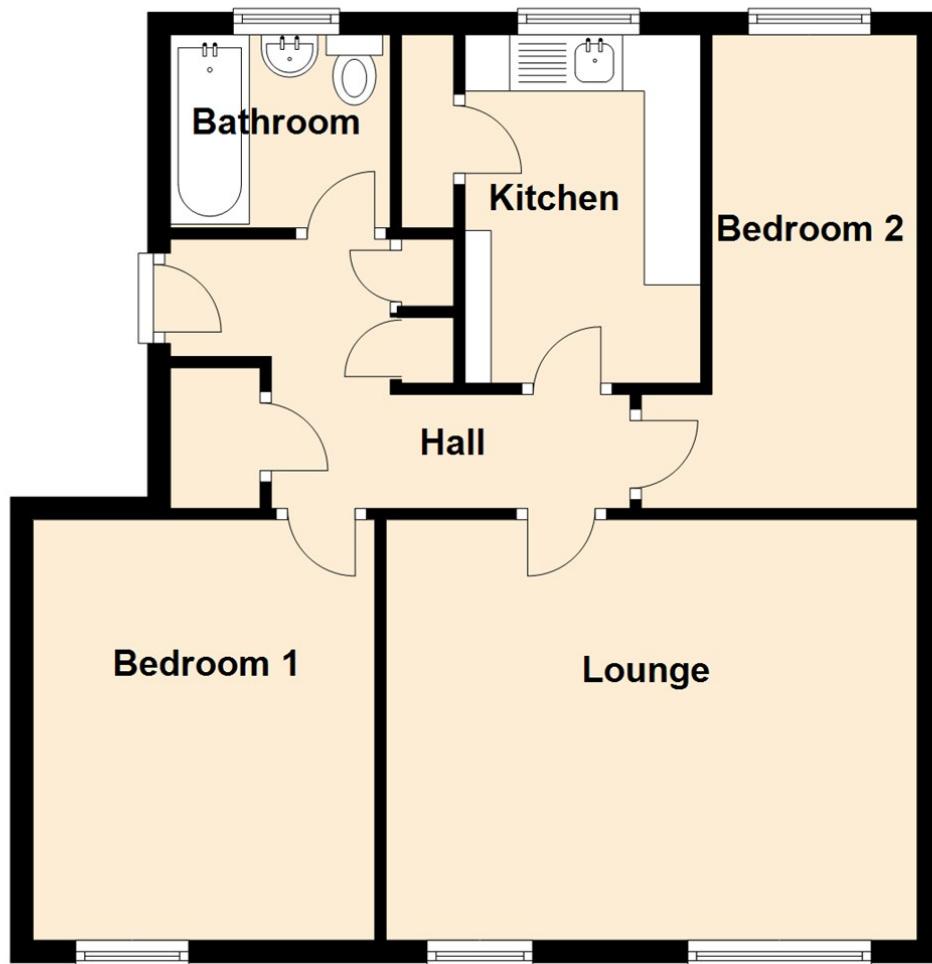
Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band: A



First Floor



The difference between house and home

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Lounge 12'2" x 15'5" (3.73 x 4.71)

Kitchen 10'1" x 6'10" (3.09 x 2.09)

Bedroom One 12'2" x 9'11" (3.73 x 3.03)

Bedroom Two 13'9" x 8'0" (4.20 x 2.45)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

