

## land & development in NE26

Fountain Head Bank, Seaton Sluice, Whitley  
Tyne and Wear, NE26 4HT

# £590,000

- ✓ Two storey detached property
- ✓ Former care home (C2 use class)
- ✓ Twelve bedrooms
- ✓ Great conversion project (STPP)
- ✓ Large garden to the rear
- ✓ Several parking spaces to the front

COMMERCIAL



## Summary

- Property Type: Land & Development - Parking: Allocated Price: £590,000

## Description

We are pleased to offer to the market this unique detached two storey property, very prominently located on the corner of Fountain Head Bank, Seaton Sluice. The property was formerly used as a care home, and comprises communal lounge and dining room areas, several bathrooms and twelve bedrooms (all with wash basins and two with en-suites). Externally, there is a large wrap-around garden with a small allotment, plus parking to the front of the property with space for several vehicles. The property would be ideal either for use either again as a care home, or could be converted into an excellent huge family home. Alternatively, the property would be great for conversion to two semi-detached family houses (subject to planning). We strongly advise viewing the property to fully grasp its potential.

## Location

The subject property is very prominently located along the end of Fountain Head Bank, facing the roundabout coming off Links Road, Seaton Sluice. Seaton Sluice is a small village midway between Whitley Bay and Blyth, Northumberland. The property has a reasonable level of services and facilities nearby, plus great road and bus links.

## Accommodation

### GROUND FLOOR

Reception room/office  
Corridor leading to:  
5x bedrooms (2x with en-suite)  
Bathroom/wet room  
Kitchen  
Communal dining area

### FIRST FLOOR

Communal lounge area  
7x bedrooms (3x with en-suite)  
2x bathrooms

### EXTERNAL

Secure fenced wrap-around garden with small allotment and decking area. Parking to the front for several vehicles.

## Tenure

Freehold. Title number ND27882.

## Council Tax

The property is of council tax band F.

## EPC

Available upon request.

## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



## Fountain Head Bank, Seaton Sluice, Whitley Bay, Tyne and Wear, NE26 4HT

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154, Fax: 0191 222 0314, [www.pattinson.co.uk](http://www.pattinson.co.uk)**

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