



To buy

## 4 bed terraced house to buy in

Tempest Road, Seaham, Durham, SR7 7BA

# £499,000

 x4  x4  x3

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Substantial 4 storey family home
- ✓ Meticulously restored
- ✓ Iconic location
- ✓ Breath-taking sea views
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are privileged to present this magnificent, meticulously restored four-storey period townhouse.

Representing the pinnacle of luxury coastal living, this architectural masterpiece is a rare-to-market opportunity in one of the region's most coveted settings.

### Premier Coastal Location & Iconic Sunrises

Occupying a commanding, front-row position on the North East coastline, this exceptional residence offers an unrivalled sensory experience.

Panoramic, unobstructed sea views frame the horizon from multiple levels, creating an ever-changing natural backdrop.

The property is uniquely positioned to capture spectacular coastal sunrises, where the sky transforms into a canvas of vibrant colour over the water—a breath-taking view best enjoyed from the upper-floor vistas.

Residents enjoy immediate access to scenic coastal pathways and pristine beaches, seamlessly blending maritime tranquillity with the vibrant lifestyle of the region's most prestigious enclave.

### Refined Lifestyle & Design

Designed for sophisticated modern living, the property has undergone an extensive, no-expense-spared transformation. The architectural layout balances grand entertaining spaces with private, serene sanctuaries. Original period elegance is masterfully preserved alongside high-end contemporary installations, offering a lifestyle of absolute comfort, security, and prestige.

### Sophisticated Interior Architecture

The Living Hub (Lower Ground Floor): A spectacular open-plan garden floor designed for entertaining. A feature multi-fuel burner anchors the expansive lounge and dining zone, which flows effortlessly into a bespoke culinary kitchen equipped with premium cabinetry and a chef's gas range.

A dedicated utility room, guest powder room, and rear hallway complete this level.

Formal Reception & Versatility (Ground Floor): A grand entrance vestibule leads to an elegant, light-filled formal salon boasting expansive dual aspect windows.

A sophisticated second reception room offers the ultimate flexibility for a commanding executive home office or an additional luxury bedroom.

The Principal Sanctuary (First Floor): The palatial primary suite offers a private retreat complete with a boutique-inspired en-suite shower room.

A second opulent double bedroom is serviced by a lavish, contemporary family bathroom.

Guest or Family Suites (Second Floor): Two further beautifully proportioned double bedrooms are linked by a highly practical, modern Jack-and-Jill en-suite, providing an ideal independent wing for children or guests.

#### Grounds & Secure Parking

The front elevation features a beautifully curated, low-maintenance courtyard garden overlooking the coast.

The rear courtyard provides highly coveted, secure off-road parking, accessed via a remotely operated electronic roller shutter door.

#### An Unparalleled Opportunity

Properties of this calibre, scale, and meticulous finish are exceptionally rare to the market and highly sought after.

This represents an incredible, once-in-a-generation opportunity to acquire a landmark coastal home that perfectly synthesizes grand period proportions with a luxurious, modern lifestyle.

A residence of this distinction must be experienced first-hand to fully appreciate its remarkable geographic setting and flawless execution.

To arrange your private viewing, please contact the dedicated team at Pattinson Sunderland.

Council Tax Band: D

Tenure: Freehold

Price: £499,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Lounge/Diner



## Kitchen



## Utility



## W/C



## Hallway



## Living Room



## Study/Office



## Landing



## Bedroom 1



## Master en-suite



## Bedroom 2



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## Bathroom



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## Bedroom 3



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## Bedroom 4

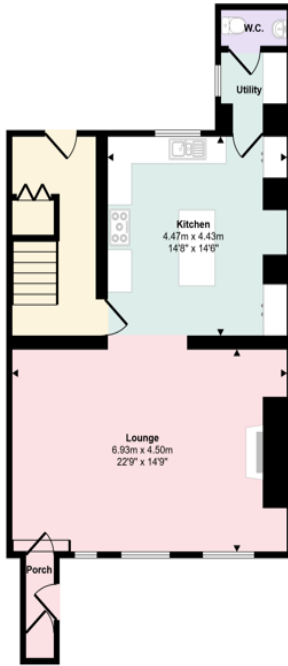


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## Jack & Jill Bathroom

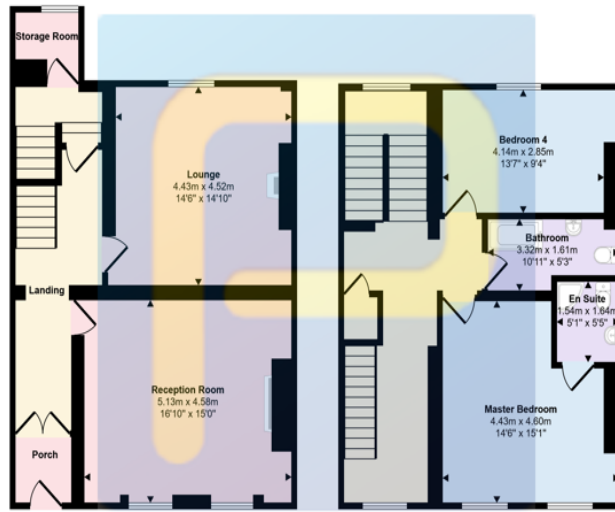


Approx Gross Internal Area  
247 sq m / 2659 sq ft



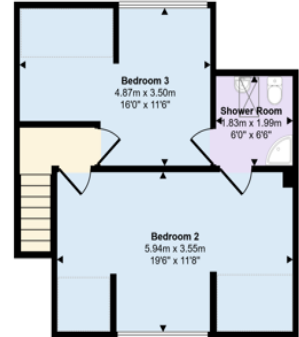
Ground Floor  
Approx 70 sq m / 749 sq ft

□ Denotes head height below 1.5m



First Floor  
Approx 68 sq m / 736 sq ft

Second Floor  
Approx 64 sq m / 694 sq ft



Third Floor  
Approx 45 sq m / 480 sq ft

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			<b>S1</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Tempest Road, Seaham, Durham, SR7 7BA

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

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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