

THE BEACHFRONT LODGE

Contemporary Coastal Luxury at Seaham Hall



GSC GRAYS

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THE BEACHFRONT LODGE

CONTEMPORARY COASTAL LUXURY AT THE
AWARD WINNING SEAHAM HALL

NEWLY DEVELOPED BESPOKE LUXURY LODGE WITH SLEEK,
MODERN DESIGN AND PREMIUM FINISHES THROUGHOUT

- Bright and spacious open-plan living with floor-to-ceiling windows providing breathtaking views
 - Stylish and fully equipped kitchen
 - Luxurious bathroom
 - Principal Bedroom with En-Suite
 - Guest bedroom
 - Private hot tub and outdoor entertaining space
 - Year-round holiday use
- Exclusive access to Seaham Hall's five-star hotel, spa and leisure amenities
 - Optional sub-letting available
 - No Stamp Duty or Council Tax
- Sea views with direct beach access (300 meters)



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The Beachfront Lodge

Set within the exclusive Residences at Seaham Hall, this exceptional lodge delivers modern coastal living at its finest. Designed with clean lines and high-spec finishes, every detail has been considered to create a stylish and sophisticated retreat.

Step into a bright, open-plan living space, where floor-to-ceiling windows frame breathtaking sea views and flood the interior with natural light. The sleek, fully fitted kitchen is perfect for both everyday living and entertaining.

The contemporary bathrooms and generously sized bedrooms, including a principal suite with en-suite, offer comfort wrapped in refined design.

Outside, a private hot tub sets the tone for luxurious relaxation, complemented by landscaped outdoor areas ideal for unwinding in peace.

Perfectly positioned within the prestigious Seaham Hall, residents enjoy exclusive access to the award-winning hotel and spa with world-class wellness, dining and leisure facilities just moments away.

The Residences offer exceptional amenities, all of which are available to lodge owners and also as part of the subletting agreement to third parties, thereby providing potential earning of up to 10% annual return.

Each property is sold on a licence agreement, and an annual service charge is applicable.

Lodge owners will be required to arrange home insurance.

- Private access to Seaham Hall's renowned spa and wellness facilities, a sanctuary for relaxation and rejuvenation
- Exceptional dining experiences just steps from your door, featuring world-class cuisine in stunning surroundings
- Dedicated concierge service offering 24/7 support, personalized assistance and seamless living within a professionally managed, secure estate
- Beautifully landscaped grounds and direct access to the coastal path, perfect for leisurely strolls and connecting with nature
- Exclusive owner benefits, including priority spa treatments, fine dining privileges and tailored concierge services
- Customisable lodge options let you personalise your home to reflect your unique lifestyle and preferences

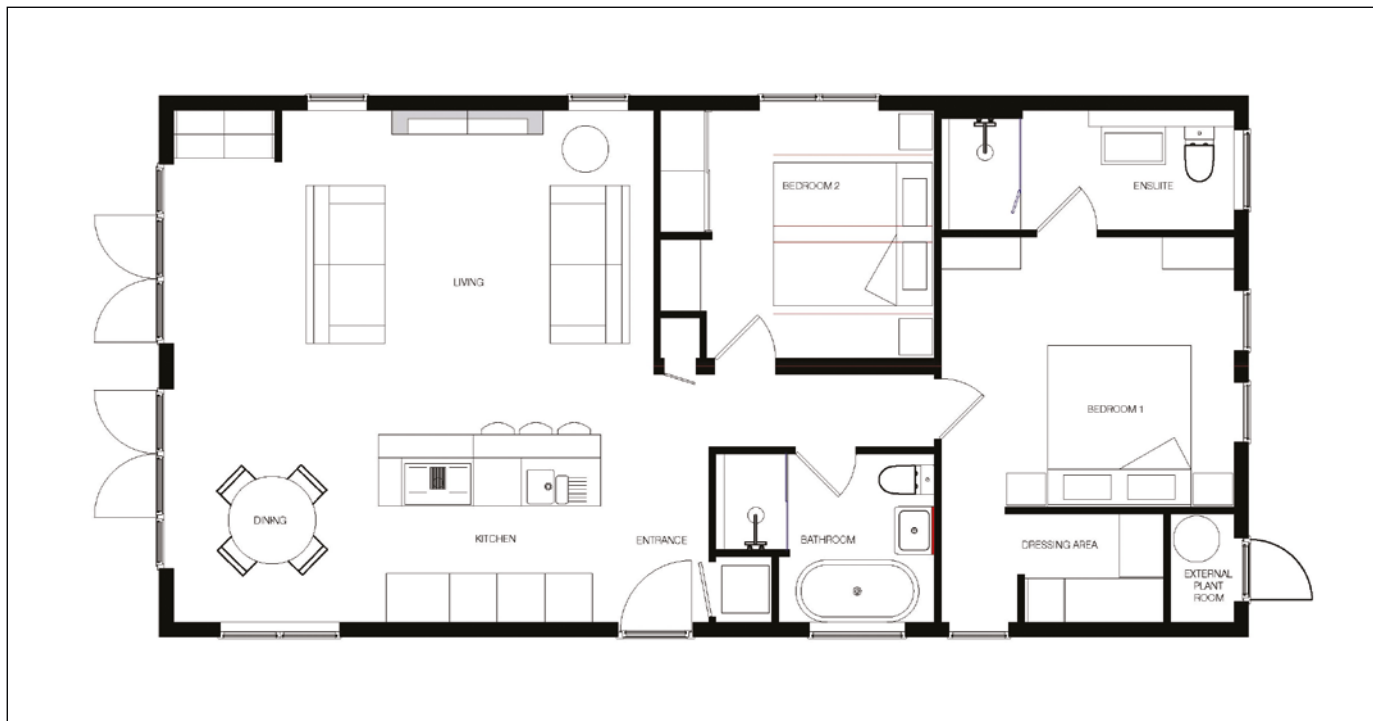
Location

Seaham is a highly desirable coastal town positioned along the North East's dramatic Heritage Coastline. The Seaham Hall Coastal Spa Resort benefits from a striking natural setting on the seafront with panoramic views of rugged cliffs and sandy beaches providing a unique backdrop.

The town itself is steeped in maritime history yet offers all the conveniences of modern living including a variety of local shops, cafes, restaurants and leisure amenities. This combination of lifestyle and location enhances the appeal of Seaham as both a primary and secondary home destination.

Seaham also offers excellent transport links, making it a practical location for both commuters and those seeking weekend or holiday residences. The A19 is easily accessible, providing quick links to Sunderland (6 miles), Durham (13 miles), and Newcastle upon Tyne (20 miles); Seaham Railway Station offers direct regional connections, ideal for regular commuters or leisure travellers; frequent local bus services further connect Seaham to surrounding towns and city centres and Newcastle International Airport is approximately 27 miles away.





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