

THE TIDELINE LODGE

Contemporary Coastal Luxury at Seaham Hall



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THE TIDELINE LODGE

CONTEMPORARY COASTAL LUXURY AT THE
AWARD WINNING SEAHAM HALL

NEWLY DEVELOPED ONE-BEDROOM BESPOKE LUXURY LODGE
DEVELOPED FOR SLEEK, CONTEMPORARY LIVING WITH A STRIKING
MODERN DESIGN, PERFECT FOR INDULGENT ESCAPES, WEEKEND
RETREATS OR EFFORTLESS COASTAL LIVING

- Bright and spacious open plan living and sleeping space
 - Crittall-style fully glazed doors
- Private terrace with hot tub and scenic coastal views
 - Coffee station and fridge area
 - Year-round holiday use
- Exclusive access to Seaham Hall's five-star hotel, spa and leisure amenities
 - Optional sub-letting option available
 - 100-year Licence Agreement
 - No Stamp Duty or Council Tax
- Sea views with direct beach access (300 meters)



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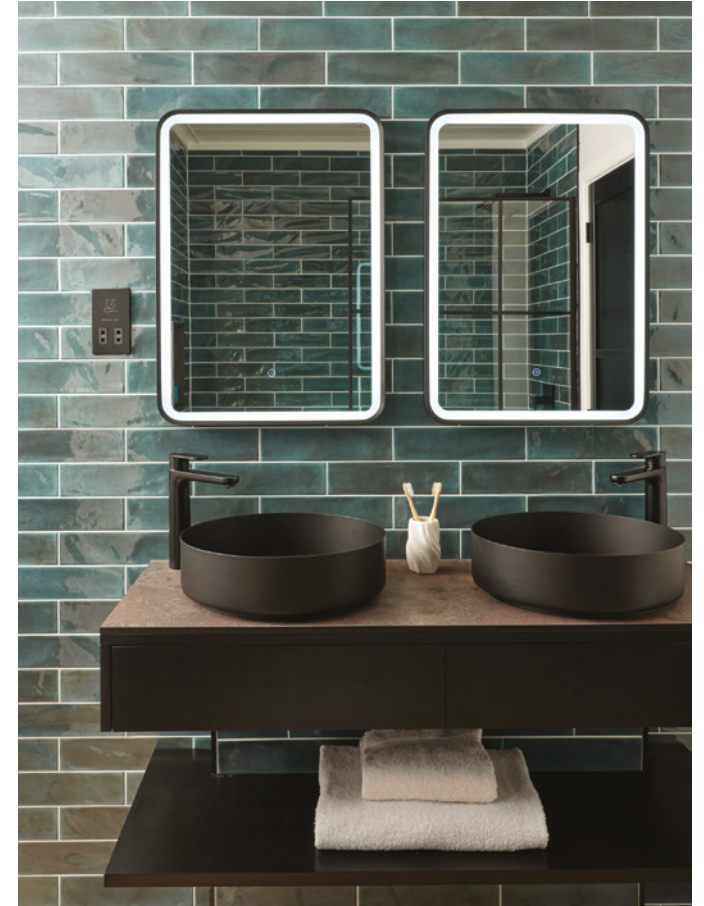
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The Tideline Lodge

The Tideline offers a bold, yet minimalist design with a fresh take on modern luxury living.

This bespoke, one-bedroom lodge blends a sleek style with tranquil coastal views from the open-plan living and bedroom, which is flooded with natural light, enhanced by iconic Crittall-style glazed doors.

The seamless indoor-outdoor flow onto a private terrace overlooks the beautifully landscaped grounds set amongst this award-winning luxury hotel and spa.

The living space has a convenient coffee station and fridge area, perfect for short stays.

A sumptuous super-king bedroom features a spa-inspired ensuite with 'Hansgrohe' twin basins and a walk-in rainfall shower.

Outside is a private terrace designed for alfresco dining and unwinding in your own hot tub, surrounded by serene, peaceful scenery and a stunning coastal backdrop.

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

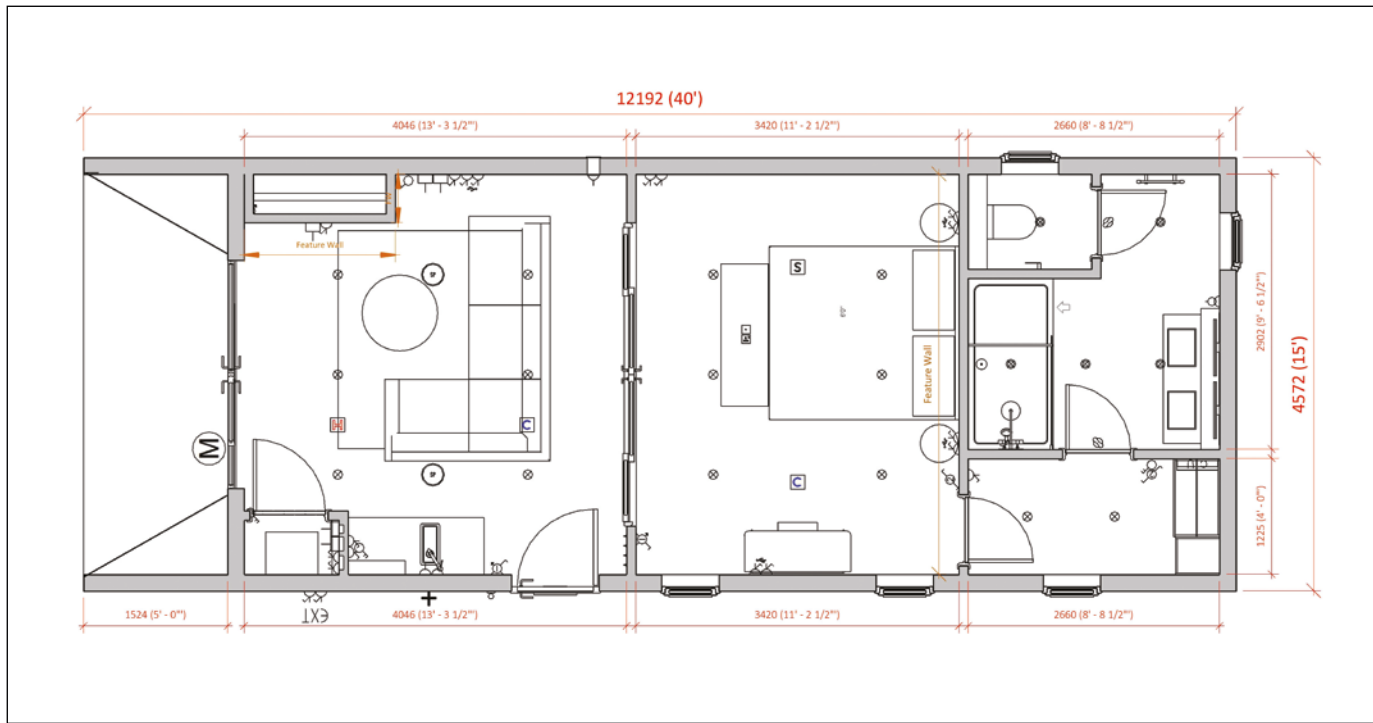
Location

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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