

The Tideline



Residences at Seaham Hall | Lord Byrons Walk | Seaham | County Durham









## The Property

Seaham Hall Residences present a rare opportunity to own a contemporary coastal retreat within the grounds of one of the North East's most prestigious five-star hotels. Set against the beautiful backdrop of the Durham Heritage Coast, these exclusive lodges benefit from access to the award-winning, five-star amenities of Seaham Hall. Owners enjoy exclusive use of the hotel's renowned spa and wellness facilities, exceptional dining experiences, and dedicated concierge services, all within the security of a professionally managed estate.

Newly developed, each lodge is fully furnished and has been designed to complement the coastal surroundings. Through thoughtful design choices and carefully selected materials and furnishings, this property features an array of modern features, all contained within a tasteful, contemporary aesthetic. Whether as a personal retreat or an investment opportunity, the lodges provide a flexible ownership model, including the option of a fully managed letting service—allowing owners to benefit from potential rental income without the complexities of day-to-day management. With projected net rental returns of up to 10% annually and the benefit of no stamp duty or council tax, these lodges represent an attractive investment proposition combining lifestyle benefits with strong financial potential.

Beyond the lodge, owners enjoy beautifully landscaped grounds, direct access to the coastal path, and an array of exclusive benefits, from spa treatments and fine dining to 24-hour concierge support. A range of optional extras are available to personalise your lodge to suit your lifestyle.





## The Timeline

The Timeline features a strikingly modern yet understated and minimalist aesthetic. A newly developed one-bedroom luxury lodge, it offers sleek modern living with a coastal outlook. Inside, an open-plan living space and bedroom create a sense of light and space, complemented by Crittall fully glazed doors that lead onto a terrace with scenic views of the landscaped surroundings. The Timeline also features a fully fitted bar, along with a dedicated pantry, coffee station, and fridge area—perfectly suited for entertaining and indulgent short stays. A discreet storage area ensures practical day-to-day living. The Timeline is fitted with underfloor heating and air conditioning, providing optimal comfort and a consistent climate throughout the year.

The super-king-sized bedroom is accompanied by a beautiful en-suite bathroom fitted with hansgrohe fittings, including twin basins, and a walk-in rainfall shower.

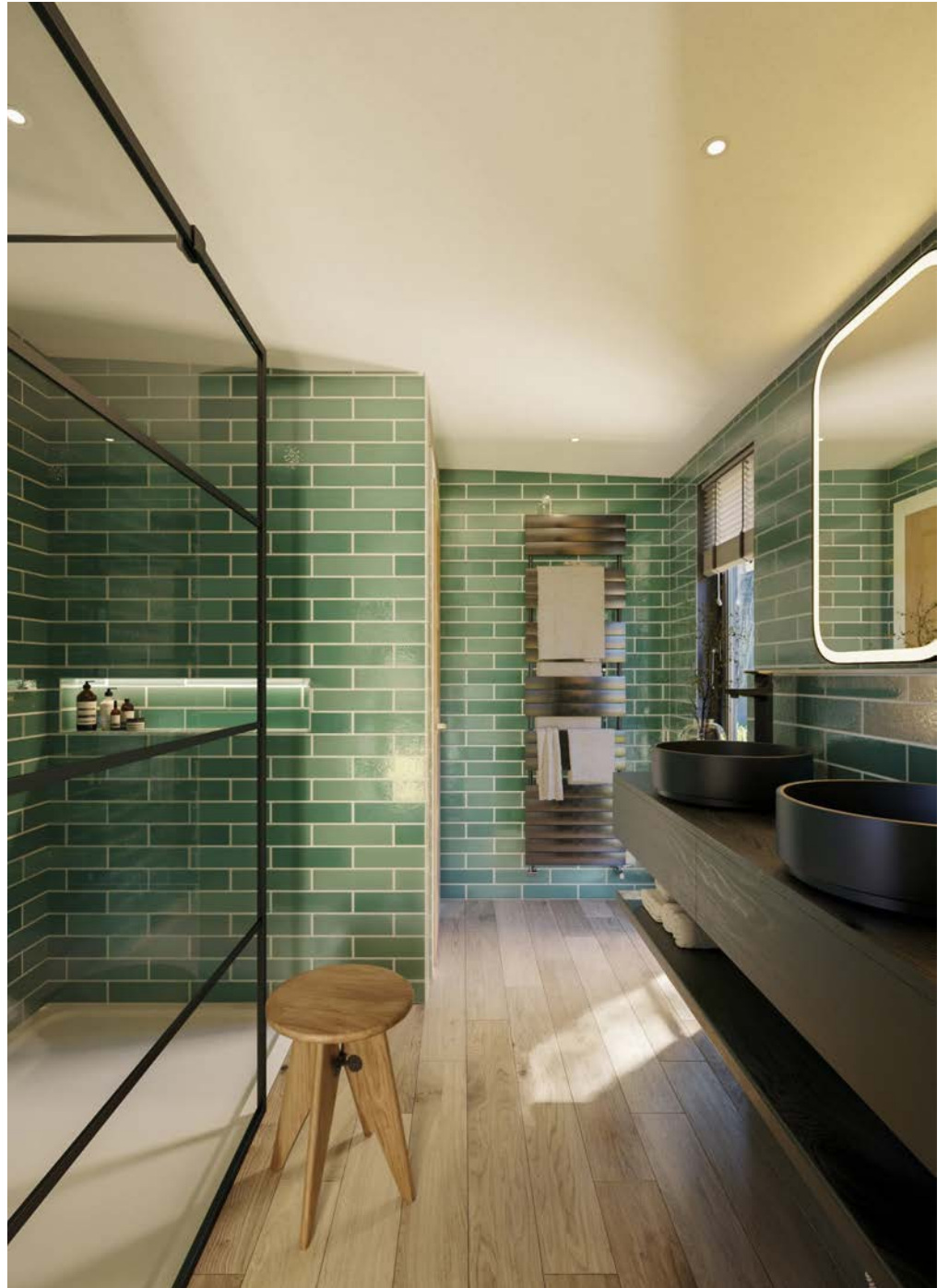
## Accommodation in Brief

### Ground Floor

Living Area | Terrace Area | Bedroom | Bathroom | Storage









## Externally

The private terrace provides an ideal setting for alfresco dining or relaxing in the hot tub, making the most of the peaceful surroundings.

### **Agents Note**

For more details on subletting, please consult the brochure included in this listing.

Please note that all images shown are computer-generated for illustrative purposes only and may not represent the final appearance, materials, or landscaping. Actual specifications and finishes may vary.

## Local Information

Seaham's picturesque coastline, with its dramatic cliffs and sandy beaches, provides a delightful backdrop to the Seaham Hotel Resort. Seaham itself is a historic harbour town that offers a variety of modern amenities. The area also offers excellent schooling options, with well-regarded primary and secondary schools nearby, including Seaham High School and the independent Durham School within a short drive.

Seaham enjoys superb connectivity, with easy access to the A19, providing swift links to Sunderland, Durham, and Newcastle. Seaham railway station offers direct connections to regional hubs, making it an excellent choice for commuters and leisure travelers alike. Frequent bus services connect the town to surrounding areas, ensuring effortless travel to key destinations.





Floor Plans



Ground Floor



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Ongoing service charges apply, with optional services tailored to buyers' preferences.  
Detailed breakdowns available upon request.

Postcode

Council Tax

EPC

Tenure

SR7 7AG

TBC

TBC

Leasehold: License  
Length 100 years

## Viewings Strictly by Appointment

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# Finest

PROPERTIES

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