



15 BOSTON AVENUE HAMPTON, NEW HAMPSHIRE

Tate & Foss

Sotheby's
INTERNATIONAL REALTY

566 Washington Road, Rye NH

603.964.8028

[LiveSeacoast.com](https://www.LiveSeacoast.com)



Nestled on a quiet residential street on the east side of Ocean Blvd, this vintage coastal cottage is just a stroll from miles of sandy dunes and shore. Owned and enjoyed by the same family since 1945, "Pinehurst" offers peek-a-boo ocean views, tranquil sea breezes and soothing salty air. Front and back covered porches create a great spot for enjoying your favorite book or morning coffee. The open flow of the main floor has comfortable pockets of space, warm pine walls, an airy dining room to gather for meals or board games and well-equipped kitchen. Upstairs, four spacious bedrooms, each with its own unique character and charm easily accommodate nine. The detached "Sadie B", 630 square foot cottage, with its 3 cozy bedrooms, open living dining area, eat in kitchen and 3/4 bath provides the opportunity for additional living space or rental income. Two driveways with up to 5 spaces provide ample space for parking. Minutes to the bustling vibe of Hampton Beach, restaurants, and many activities including the iconic Casino, bandstand and boardwalk. Quick access to Route 101 and I95, 20 minutes to the historic cities of Portsmouth and Newburyport and just 1 hour north of Boston.

Property Highlights



- Vintage Coastal Cottages on the East Side of Atlantic Ave
 - Minutes to the bustling vibe of Hampton Beach, yet located on a quiet side street just steps to long stretches of sandy dunes
 - A perfect retreat for extended stays with family or friends
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- Live your best Beach Life!
 - Tranquil sea breezes, salty air, and the serenity of the sea
 - Great potential for a family compound, this property has quick access to Rte 101, Rte 95 and just 1 hour north of Boston
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- Solid Rental History
- Reside in the main cottage "Pinehurst" and utilize the cozy "Sadie B" for additional rental income
- 10 year Certification of Rental Occupancy in place through 2030

Subject to errors and omissions. Users are advised to independently verify all information.

An Insider's View

Family gatherings on Memorial Day and Labor Day to start and cap off the Summer, enjoying the close proximity to a beautiful sandy beach.

