18 Esplanade Place, Whitley Bay, NE26 2AB

Offers Over £400,000

Thought to have been constructed in the late 1890s, Hive Estates welcomes to the market this superb end terrace Victorian coastal home located in Whitley Bay. Set over three floors with contemporary decor, this home offers a perfect blend of style and modern comfort.

Upon entry, original wooden floorboards flow through the hallway, with motion sensor lighting in the corridors, and understair storage. There's two reception rooms, the front with a bay window and ample space, and the rear ideal as a second cosy living room or another formal dining room. Both reception rooms offer comfortably sized living spaces, and would be fantastic for entertaining and family living. Towards the rear of the property is the kitchen, fitted with white gloss cabinetry, white metro tiling and wooden countertops. Bright, spacious and functional, it leads through to the dining area. The dining room is generous in size, with a large window for natural light, storage space and easy access out to the garden and converted garage. The private yard is secluded, with gated street access and alternative access to the garage, while also making it the perfect sun trap for outdoor dining and urban gardening.

On the first floor, there are two double bedrooms and a large family bathroom. The bedroom at the front spans the width of the property, with integral storage and plenty other space for your own additional storage. The family bathroom is fitted with contemporary tiling and equipped with a freestanding bath, walk-in shower, WC and washbasin with storage under. To the second floor, there are two further bedrooms. One with a shower en-suite and bay window with views towards the sea. Externally to the front there is street parking available. The fantastic location and generous size and layout of this house makes it the perfect family home within walking distance to the beach and promenade, and Whitley Bay high street.

Kitchen 14'4" x 10'2" (4.38 x 3.12)

Lounge/Diner 17'8" x 12'4" (5.41 x 3.77)

Living Room 15'1" x 10'4" (4.61 x 3.17)

Studio 17'0" x 16'7" (5.19 x 5.06)

Dining Room 17'4" x 10'2" (5.30 x 3.12)
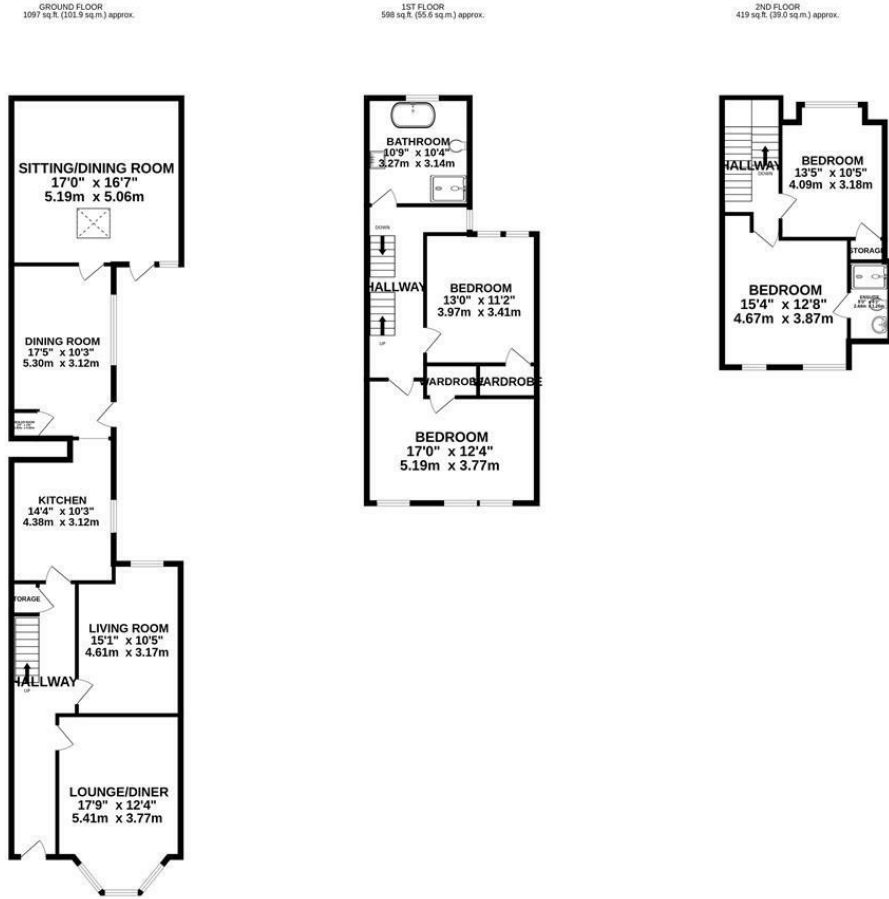
Bedroom 1 15'3" x 12'8" (4.67 x 3.87)

Bedroom 2 13'5" x 10'5" (4.09 x 3.18)

Bedroom 3 17'0" x 12'4" (5.19 x 3.77)

Bedroom 4 13'0" x 11'2" (3.97 x 3.41)

Bathroom 10'8" x 10'3" (3.27 x 3.14)

Floor Plan

SITTING/DINING ROOM
17'0" x 16'7"
5.19m x 5.06m

DINING ROOM
17'5" x 10'3"
5.30m x 3.12m

KITCHEN
14'4" x 10'3"
4.38m x 3.12m

LIVING ROOM
15'1" x 10'5"
4.61m x 3.17m

HALLWAY

STORAGE

LOUNGE/DINER
17'9" x 12'4"
5.41m x 3.77m

BATHROOM
10'9" x 10'4"
3.27m x 3.14m

BEDROOM
13'0" x 11'2"
3.97m x 3.41m

HALLWAY

WARDROBE WARDROBE

BEDROOM
17'0" x 12'4"
5.19m x 3.77m

HALLWAY

BEDROOM
13'5" x 10'5"
4.09m x 3.18m

STORAGE

BEDROOM
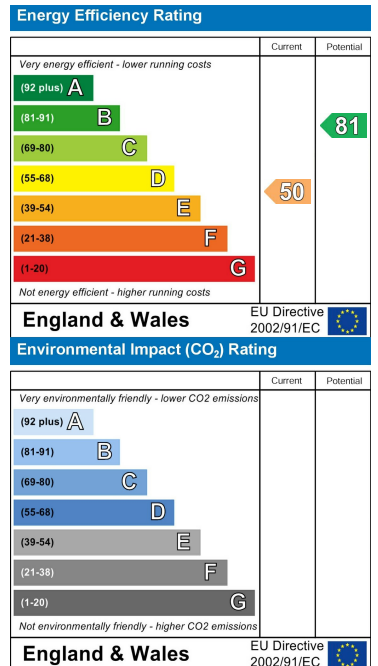15'4" x 12'8"
4.67m x 3.87m

ESPLANADE PLACE NE26 2AB

TOTAL FLOOR AREA : 2114 sq.ft. (196.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any
prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee
as to their operability or efficiency can be given.
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Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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