



Rockcliffe Gardens, Whitley Bay
Offers in excess of £700,000

**JACK
HARRISON
ESTATES**

*** STUNNING SEAFRONT PROPERTY ***

OCCUPYING A CORNER PLOT ON THE HIGHLY DESIRABLE ROCKCLIFFE GARDENS, WHITLEY BAY, THIS ICONIC, DOUBLE FRONTED 5 BEDROOM, 3 STOREY END OF TERRACE FAMILY HOME.

Whilst retaining an abundance of period features, the property has been extensively renovated and refurbished, offering an outstanding standard of living accommodation throughout.

Boasting panoramic sea views from ALL but 2 rooms, the home is situated within close proximity of several local amenities including Rockcliffe Primary School, Whitley Bay Metro Station, Whitley Bay beach, as well as a host of bars, shops and restaurants.

The most impressive accommodation comprises: Entrance porch, entrance hall, family room and a stunning open plan living/dining kitchen with French doors leading to the South facing courtyard.

To the first floor there is a generous landing leading to 3 Seaview bedrooms, a good size luxury bathroom/WC and a utility cupboard housing a washing machine and tumble dryer.

To the second floor, there is a study with doors leading to a further 2 Seaview bedrooms, one of which is currently used as a living room, another of which boasts luxury en suite shower room.

Additional benefits include gas central heating via combination boiler and double glazing.

Externally, there are generous lawned gardens to the front and side and a landscaped south facing courtyard to the rear which consists of a decked seating area and an artificial turfed lawn.

Finally, there is a detached garage which is situated to the rear of the property.

Disclaimer - The property has a connection to a member of staff at Jack Harrison Estates.

Entrance porch: Composite entrance door, tiled floor, coving to ceiling, picture rail and double glazed window to the front.

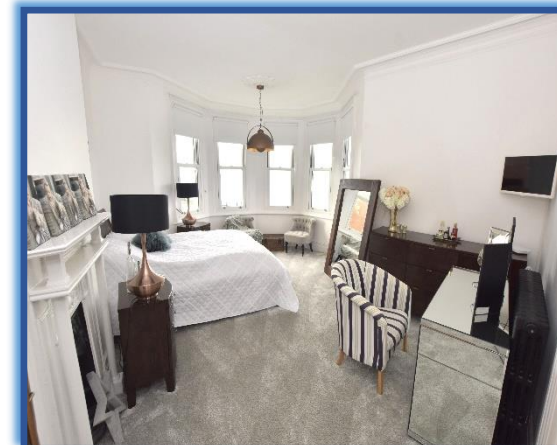
Entrance hall: Stained glass entrance door, stained glass window to the front, staircase to the first floor, understairs cupboard, cast iron radiator, coving to ceiling, picture rail, Karndean floor.

Family room: 21'1 into bay x 13'9 into bay and alcoves: Double glazed sash bay window, alcoves, coving to ceiling, ceiling rose, television point, 2 cast iron radiators, multi fuel stove, plantation shutters and Karndean floor.

Open plan living/dining kitchen: 30'0 into bay x 16'0 into alcoves: Solid wood wall and base units, Quartz work surfaces, built in Smeg oven and hob, integrated Bosch dishwasher, Belfast sink, coving to ceiling, ceiling rose, alcoves, 2 cast iron radiators, feature fireplace, Karndean flooring, double glazed bay sash window to the front with plantation shutters and double glazed French doors to the courtyard.

First floor landing: Carpet, radiator, dado rail, spotlights and staircase to 2nd floor.

Bedroom 1: 18'4 into bay x 13'9 into bay & alcoves: Double glazed sash bay window to the front, feature fireplace, alcoves, ceiling rose, coving to ceiling, television point, cast iron and vertical radiator.



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Bedroom 2: 14'0 into bay x 15'4 into alcoves:

Double glazed sash bay window to the front, alcoves, picture rail, coving to ceiling, ceiling rose, cast iron radiator, carpet and built in cupboard.

Bedroom 3: 9'6 x 10'7: Double glazed window to the front, carpet and vertical radiator.

Bathroom/WC: 16'3 x 11'9: White 4 piece suite comprising a free standing bath, wet room shower with rainfall shower, hand basin and low level WC. Under floor heating, spotlights, built in storage unit with shelves over, vertical radiator, extractor fan and double glazed sash window to the rear.

Utility cupboard: Work surfaces, space for washing machine, vent for dryer, coving to ceiling and hardwood floor.

Study (2nd floor) 12'5 x 7'3: Carpet, 2 Velux windows, spotlights and access to loft space.

Bedroom 4 (2nd floor): 18'6 x 14'0: Double glazed windows to the front and rear, alcoves, carpet and 2 cast iron radiators

En suite: White 3 piece suite comprising a step in shower cubicle with rainfall shower, WC and hand basin. Extractor fan, heated towel rail and Velux window.

Bedroom 5 (2nd floor): 13'0 x 17'8: Currently used as a living room. Double glazed window to the front, alcoves, television point, carpet, radiator, picture rail, feature fireplace and access to the loft space.

Front/side garden: Laid mainly to lawn with paved walkways.

South facing rear courtyard: Composite decked seating area, artificial turfed lawn, exterior lighting.

Garage: Detached.



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