



37 Ocean View , Whitley Bay, NE26 1AL

****INVESTMENT OPPORTUNITY.****

Currently divided into FOUR FLATS, all with longstanding tenancies, this terraced house is situated at the top of Ocean View, Whitley Bay, and has an annual income of £22,140 per annum. Ocean View is a short walk away from the sea front and the house has been upgraded in recent times. The ground floor flat is particularly nice and IS A ONE BEDROOMED FLAT. The first floor has two units, both STUDIO APARTMENTS, and the top floor has a further ONE BEDROOMED FLAT.

Externally there is an enclosed courtyard with an electrically controlled garage door providing PARKING for several vehicles. There are current EICR's for all flats and a gas safety certificate for the ground floor. This is the only one with gas central heating, all other flats are electric. All flats are council tax band A, and EPC's range from C to D. Call next2buy Ltd to arrange a viewing - 0191 2953322.

Offers Around £325,000

37 Ocean View

, Whitley Bay, NE26 1AL



- *** Freehold ***
- All Tenanted
- EICR's For All Flats
- Mid Terraced House
- Income £22 140 PA
- EPC, C,D,D & E
- Split Into Four Flats
- Rear Parking Access

Entrance

Flat 1 - Ground Floor Flat

Flat 2 - 1st Floor Studio Flat

Flat 3 - 1st Floor Flat

Flat 4 - Top Floor Flat

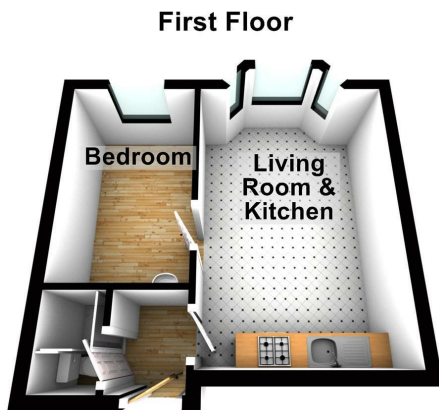
Externally



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	