

FOR
SALE

10 SOUTHCLIFF, WHITLEY BAY NE26 2PB
£595,000



3 BEDROOM HOUSE - TERRACED

- THREE BEDROOM MID TERRACE HOUSE
- BEAUTIFUL SEA VIEWS OVER BROWN'S BAY
- SPACIOUS RECEPTION ROOM
- DINING KITCHEN & UTILITY ROOM
- BATHROOM WC & DOWNSTAIRS WC
- OFFICE & STORAGE ROOM
- FRONT GARDEN
- REAR YARD
- NO UPPER CHAIN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
17'2 x 15'2

DINING KITCHEN
22'6 x 13'9

UTILITY ROOM
11'8 x 5'7

DOWNSTAIRS WC

OFFICE
9'3 x 9

LANDING

BEDROOM ONE
17'4 x 12'10

BEDROOM TWO
13'10 x 11

BEDROOM THREE
9'8 x 9'1

BATHROOM WC
9'11 x 6'6

FRONT GARDEN

REAR GARDEN

STORAGE ROOM
9'5 x 7'9

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Embleys are delighted to be instructed in the sale of this beautiful and rare to the market, mid terrace house which was built in the 1920s and is perfectly located in a sought after coastal area. It boasts a wealth of modern features with period charm, offers stunning sea views, has no upper chain and is ideal for a range of buyers.

With over 1500 square foot of accommodation set over two floors, this characterful property comprises of a vestibule and grand entrance hallway leading to a light and spacious reception room with gas burner and a bay window providing lovely sea views, a fabulous dining kitchen with space for a dining table and benefitting from a good range of units with wood worktops, space for a range cooker with chimney hood over and integrated fridge, freezer and dishwasher. There is a utility room with further units and worktops and space for appliances, a downstairs WC with pedestal wash basin, an office and storage room. To the first floor there are three generously sized bedrooms, two with stunning sea views of Brown's Bay and beyond, the principal bedroom also including a Juliet balcony. The stylish and good sized bathroom benefits from a free standing slipper bath, walk in shower, twin wash basins and a low level WC. Externally there is a substantial front garden with lawn, planted borders and further sea views and a West facing rear yard with patio, artificial lawn, access to the office, storage room and rear lane.

The generous size, superb layout and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

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

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