

FOR
SALE

8 HIGHPOINT VIEW PROMENADE, WHITLEY BAY NE26 2BF
£650,000



6 BEDROOM HOUSE - TOWNHOUSE

- SIX BEDROOM END TOWNHOUSE
- IMMACULATELY PRESENTED THROUGHOUT
- GRAND & SPACIOUS RECEPTION ROOM TO THE FIRST FLOOR
- CONTEMPORARY KITCHEN DINER & UTILITY ROOM
- BATHROOM, SHOWERROOM, ENSUITE & DOWNSTAIRS WC
- FRONT TOWN GARDEN
- SOUTH FACING REAR YARD WITH TWO ALLOCATED PARKING SPACES
- NO UPPER CHAIN
- EPC RATING B

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VESTIBULE
ENTRANCE HALLWAY
KITCHEN DINER
31'4 x 15'7
UTILITY ROOM
DOWNSTAIRS WC
RECEPTION ROOM ONE
21'8 x 19'10

BEDROOM ONE
13'4 x 10'5
SHOWER ROOM WC
BEDROOM TWO
BEDROOM THREE
13'9 x 11
BEDROOM FOUR
12'3 x 10'1
BATHROOM WC

BEDROOM FIVE
22'8 x 9'9
DRESSING ROOM
9'9 x 5'6
ENSUITE
BEDROOM SIX
12'7 x 11'1
FRONT TOWN GARDEN
REAR GARDEN

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Embleys are delighted to be instructed in the sale of this stunning, six bedroom end townhouse built in 2019 with no upper chain and immaculately presented by the current owner. Situated in a highly sought after coastal location on a corner plot, this impressive property offers breathtaking sea views from all floors to St Mary's lighthouse and beyond.

With over 2200 square feet of accommodation set over four floors, this beautiful property consists of a fabulous contemporary and open plan kitchen diner with high gloss units, range oven, double oven, dishwasher, microwave and access to the rear yard. There is a utility room with plumbing for two washing machines and a downstairs WC. The first floor landing has floor to ceiling window providing stunning elevated sea views and doors to a spacious reception room with balcony, a bedroom and a contemporary shower room with walk in shower, wall mounted sink and integrated WC. To the second floor there are three bedrooms, and a good sized family bathroom benefitting from an integrated bath, wall mounted wash basin and low level WC. The top floor has two further bedrooms, one of which includes a dressing room and a beautiful ensuite shower room. Externally the property benefits from a front town garden and a South facing rear yard with two allocated parking spaces.

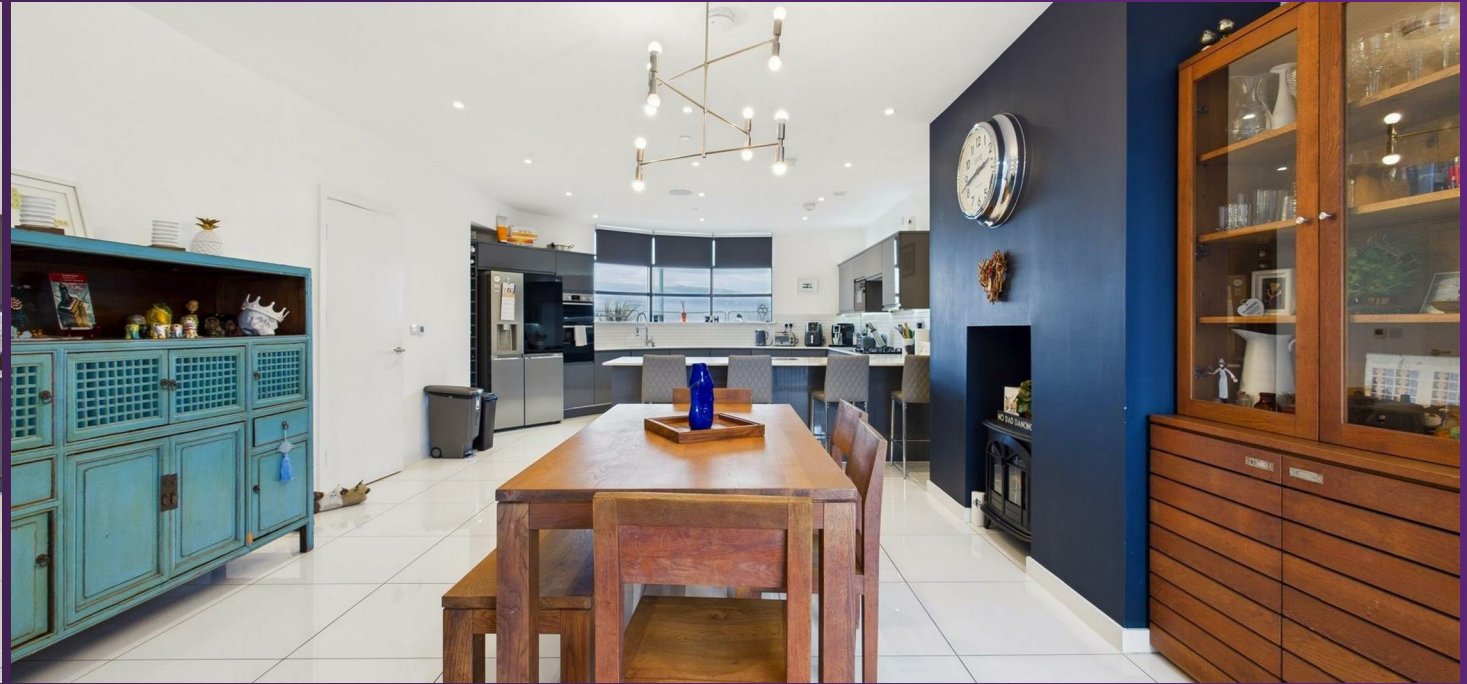
The amazing condition, exceptional features, unique feel and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

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, from young couples to single professionals.

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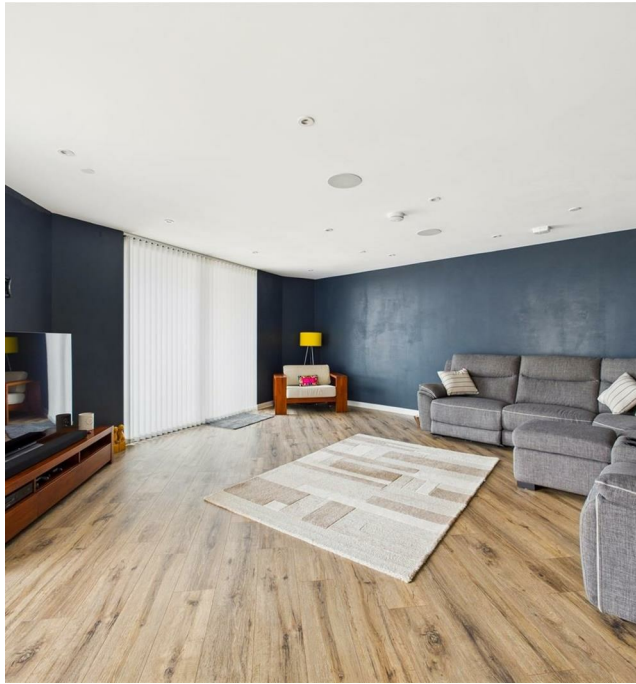
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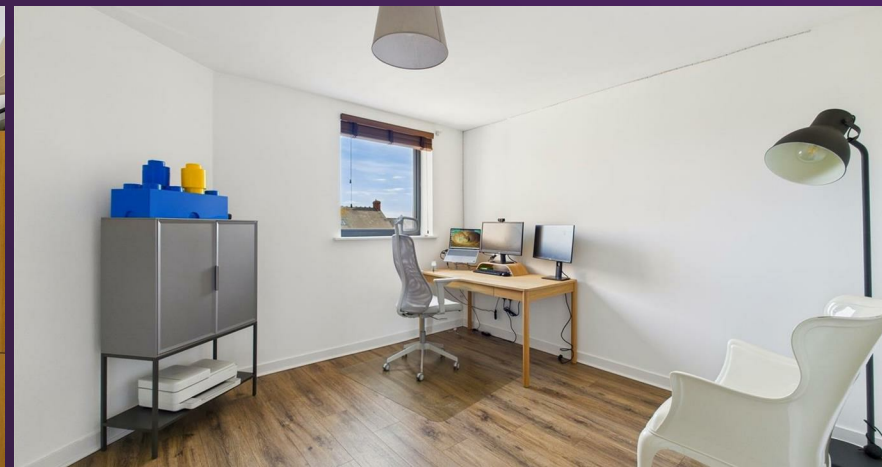
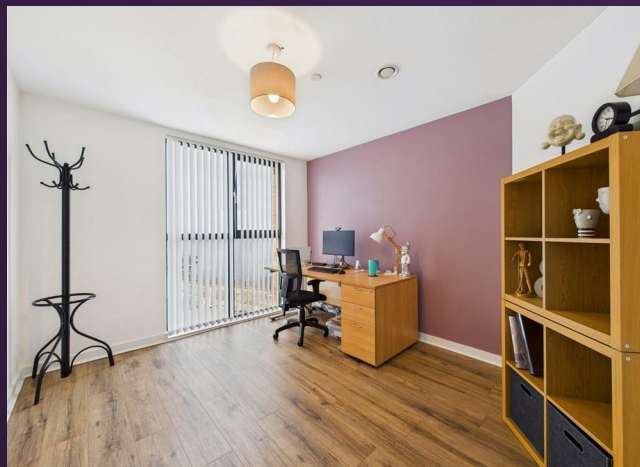
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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

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