

FOR
SALE

5 BEAUMONT DRIVE, WHITLEY BAY NE25 9UT
£165,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR FLAT
- RARE TO THE MARKET
- SPACIOUS RECEPTION ROOM
- FITTED KITCHEN
- GOOD SIZED WETROOM
- SEPARATE WC
- COMMUNAL GARDENS
- NO UPPER CHAIN
- EPC RATING C

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ENTRANCE HALLWAY
21'3" x 2'11"

RECEPTION ROOM
14'6" x 15'2"

KITCHEN
6'9" x 11'10"

BEDROOM
13'4" x 9'3"

BEDROOM
11'6" x 9'2"

WETROOM
5'6" x 5'5"

SEPARATE WC
2'10" x 5'8"

COMMUNAL GARDENS

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This, rare to the market, lovely ground floor flat is located in a highly sought after residential location. It boasts a wealth of modern features, has no upper chain and is ideal for a range of buyers.

With over 700 square feet of accommodation this two bedroom flat consists of a good sized entrance hallway with a large walk in storage cupboard and doors to all rooms. There is a light and spacious reception room with access to the fitted kitchen benefitting from a range of units with contrasting worktops and spaces for a gas oven, fridge freezer and washing machine. Two good sized bedrooms, both with fitted cupboards, a separate low level WC and a wet room with walk in shower and pedestal washbasin. Externally the property benefits from communal gardens.

The generous size, fabulous location and huge potential 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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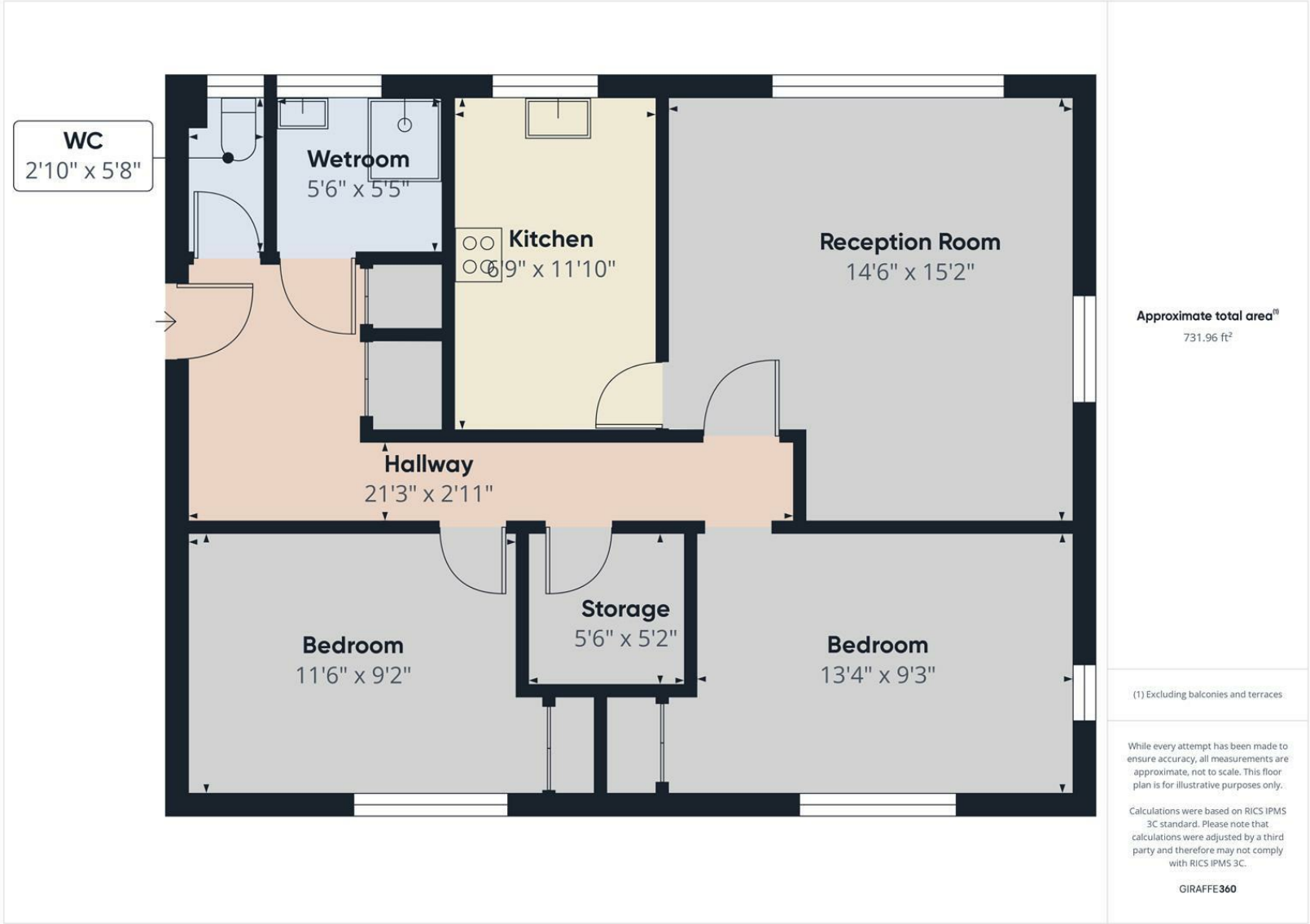
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FLOORPLAN

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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		
(81-91) B		
(69-80) C	73	77
(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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