

FOR
SALE

21 JESMOND TERRACE, WHITLEY BAY NE26 2JE
£199,000



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR FLAT
- WELL PRESENTED & CONVERTED
- OPEN PLAN LOUNGE & KITCHEN DINER
- LAUNDRY ROOM
- CONTEMPORARY BATHROOM WC
- FRONT GARDEN & WEST FACING PRIVATE REAR YARD
- EPC RATING D

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VESTIBULE

ENTRANCE HALLWAY

LOUNGE & KITCHEN DINER
14 x 13'2

LAUNDRY ROOM
10'6 x 6'1

BEDROOM ONE
10'1 x 6'7

BEDROOM TWO
9'11 x 7'10

BATHROOM WC
10 x 7'8

FRONT GARDEN

REAR YARD

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This beautiful and characterful, ground floor flat is perfectly located in a popular urban area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

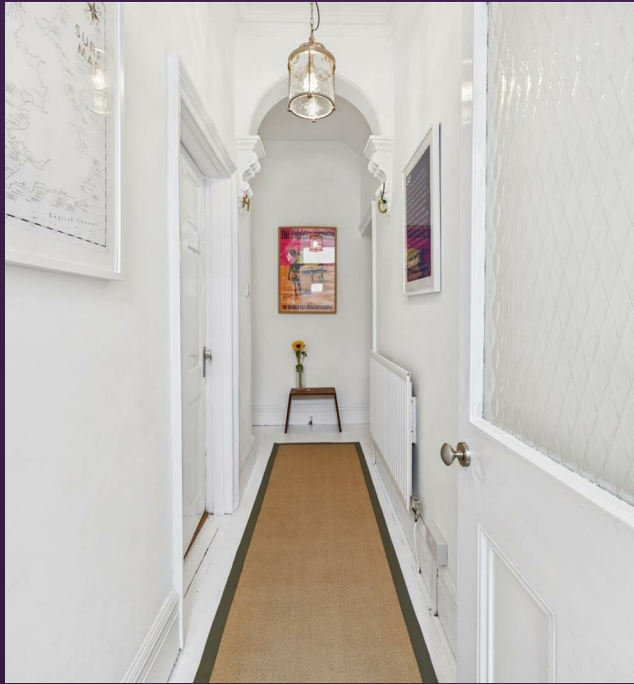
With over 600 square feet of accommodation on offer, this charming property consists of a vestibule and entrance hallway with under stairs storage cupboard, doors to the lounge and kitchen diner, laundry room and bathroom. The modern and open plan lounge and kitchen diner easily accommodates seating and dining space and benefits from a good range of units with contrasting worktops, space for a range oven and integrated fridge. There is a laundry room with fitted storage and access to the two bedrooms to the rear of the property. The contemporary bathroom includes a walk in shower, twin countertop wash basins and a low level WC. Externally there is a front garden and west facing, private rear yard.

The generous size, condition and 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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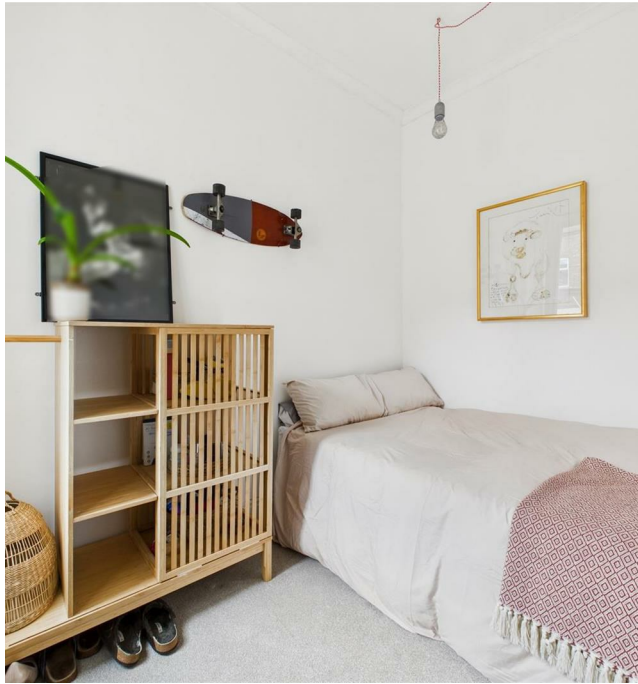
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SMOKE ALARMS

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		74
(69-80) C	64	
(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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