

FOR  
SALE

HIGH POINT VIEW PROMENADE, WHITLEY BAY NE26 2BF  
£499,950



4 BEDROOM HOUSE - TOWNHOUSE

- FOUR BEDROOM TOWNHOUSE
- FANTASTIC COASTAL LOCATION WITH STUNNING SEA VIEWS
- STYLISH RECEPTION ROOM
- FABULOUS KITCHEN DINER & FAMILY ROOM
- CONTEMPORARY SHOWER ROOM, ENSUITE & DOWNSTAIRS WC
- FRONT TOWN GARDEN
- SOUTH EAST FACING & SECLUDED REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- EPC RATING B

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VESTIBULE

ENTRANCE HALLWAY

KITCHN DINER/FAMILY ROOM  
28'3 x 9'9

DOWNSTAIRS WC

LANDING

RECEPTION ROOM  
13'1 x 11'0

BEDROOM  
7'4 x 7'0

SHOWER ROOM WC  
5'11 x 3'11

LANDING

BEDROOM  
13'1 x 10'10

BEDROOM  
17'1 x 6'10

LANDING

BEDROOM  
14'5 x 13'2

ENSUITE  
6'2 x 5'7

FRONT GARDEN

REAR GARDEN

## HIGH POINT VIEW PROMENADE, WHITLEY BAY NE26 2BF

This stunning, rare to the market, mid terrace townhouse was built in 2019 and is perfectly located in a coastal location, with fabulous sea views. It boasts a wealth of contemporary features and is ideal for a range of buyers. With over 1240 square foot of accommodation set over four floors this immaculately presented four bedroom property, three of which are doubles, comprises to the ground floor a vestibule, entrance hallway, downstairs WC and a fabulous kitchen diner benefitting from a good range of units with quartz worktops, integrated speaker system, single oven, gas hob, chimney hood, fridge freezer, dishwasher and microwave. To the first floor there is a light and stylish reception room with elevated sea views and sliding doors to a balcony, a bedroom currently used as an office and a modern shower room benefitting from walk in shower, vanity wash basin and integrated WC. The second floor landing has doors to two spacious bedrooms, further sea views and stairs to the top floor. To the top floor there is a stylish and spacious bedroom with picture window providing breathtaking views over the sea, and a contemporary ensuite benefitting from a walk in rainfall shower, vanity wash basin and integrated WC. Throughout there is underfloor heating. Externally the property has two allocated parking spaces to the rear, a front town garden and a south east facing, secluded rear garden.

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

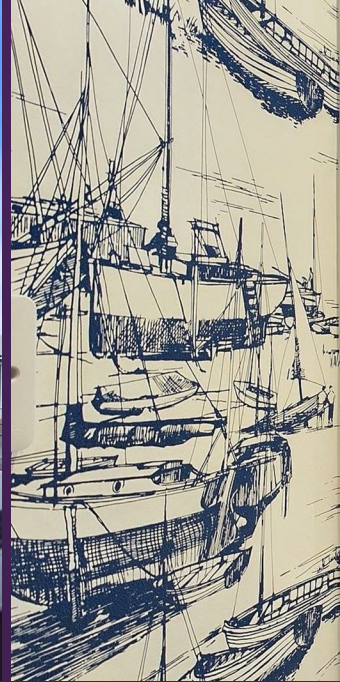
Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

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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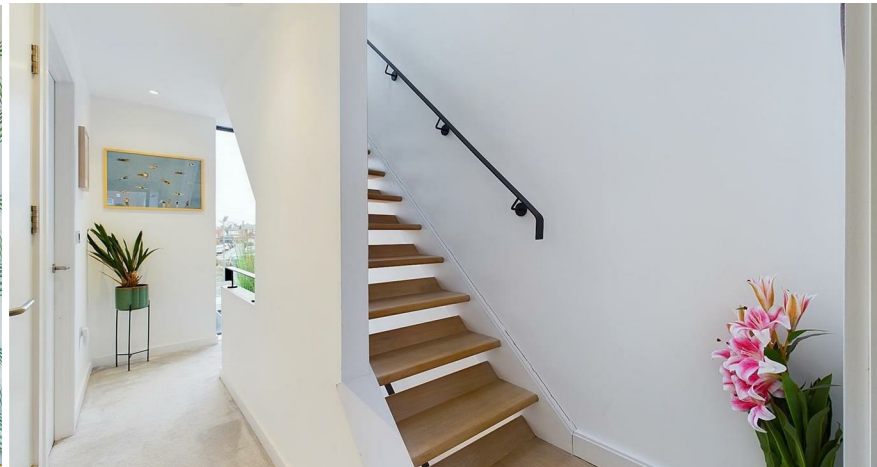


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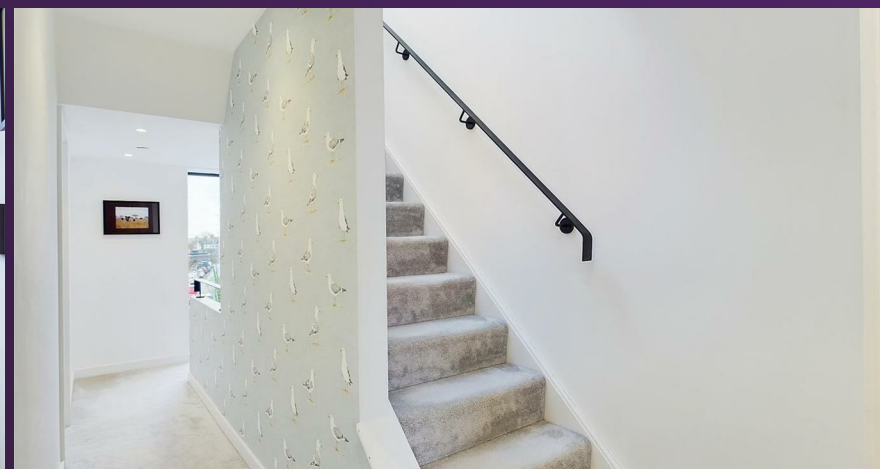


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# HIGH POINT VIEW PROMENADE WHITLEY BAY NE26 2BF

## 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

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

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