





- Envious Location
- Ground Floor
- No Onward Chain
- Leasehold
- Council Tax Band: A
- Close To Beach
- Two Bedrooms
- Great Starter Home
- Ready to Move Into
- Early Viewing Essential





**** Video Tour on our YouTube Channel |
<https://youtu.be/CwU4QH4YBes> ****

Situated just minutes' walk from the stunning seafront and golden sands of Whitley Bay, this superbly presented two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers, or buy-to-let investors. Offered for sale with the benefit of no onward chain.

Perfectly positioned in a highly desirable location, the property benefits from a wide range of local amenities including shops, restaurants, cafes, and superb transport links right on the doorstep.

The property is accessed via a secure communal entrance and features a bright and welcoming open-plan lounge and kitchen. The lounge area features a contemporary media wall with integrated shelving and a stunning feature fire, creating a cosy yet modern focal point. A large bay window floods the space with natural light, while the fitted kitchen offers ample storage and worktop space, making it perfect for both everyday living and entertaining.

The main bedroom is a generous double and enjoys a feature tub and direct access to a private rear yard via charming French doors. A second bedroom provides versatility, whether used as a guest room, study, or nursery. The inner hallway offers useful built-in storage, and the modern bathroom is fitted with a clean white suite. The property also benefits from gas central heating and double glazing throughout.

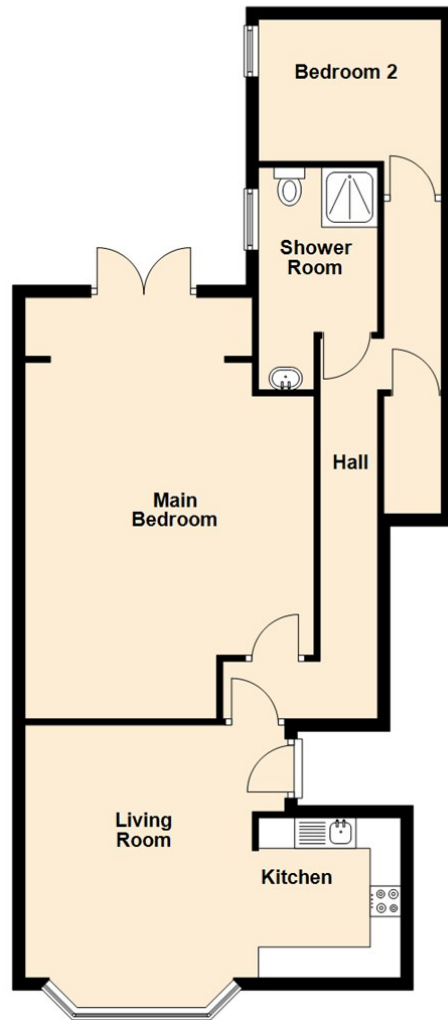
This is a fantastic home in a prime coastal location – early viewing is strongly recommended. For more information and to book a viewing, please call 0191 257 2000.

Tenure:

The agent understands the property to be leasehold. However, this should be confirmed by a licensed legal representative.

Council Tax Band: A

Ground Floor



Living Room 13'6" x 12'2" (4.12 x 3.71)

Kitchen 8'6" x 7'7" (2.61 x 2.32)

Main Bedroom 19'0" x 15'5" (5.81 x 4.71)

Bedroom Two 7'6" x 9'9" (2.31 x 2.99)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	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	

The difference between house and home

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