

# SIGNATURE

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📍 Esplanade, Whitley Bay NE26 2AE

# Esplanade, Whitley Bay NE26 2AE

**Asking Price**  
**£300,000**

Signature North East welcomes you to Esplanade, Whitley Bay. This terraced house presents a unique opportunity, ideally located in the heart of Whitley Bay. Just a few minutes' walk from the promenade and within walking distance of local amenities, this property offers a fantastic chance to create a bespoke living space in a prime central location. Known for its friendly community and coastal charm, Whitley Bay is home to several reputable schools, making it an excellent place for families. In addition to being close to parks and green spaces, the beach enhances outdoor leisure opportunities. With superb transport links, including metro and bus services, as well as excellent road connections, commuting to neighbouring towns is effortless.

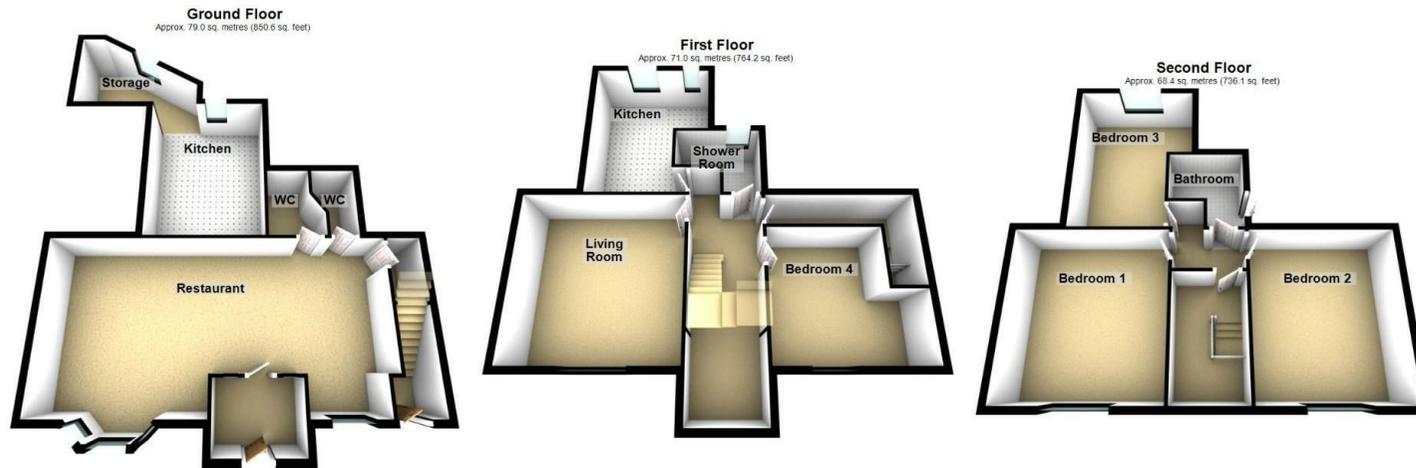
This terraced house spans three levels and was previously used as a restaurant, offering flexible potential. The ground floor features a spacious area with a central porch leading to an open-plan space, a rear kitchen, and a storage area with natural light. Two WCs complete the ground floor. The upper levels can be accessed through a separate door located to the side of the main street. On the first floor, the ample hallway provides access to the living room, and bedroom four. The kitchen is fitted with base and wall cabinets, and a shower room completes this floor. The second floor hosts three additional double bedrooms and a family bathroom.

For parking, the property benefits from a driveway that accommodates two cars off the road, ensuring peace of mind.

This property offers a fantastic opportunity, whether you're looking to invest in a business with residential space above or transform the property into a magnificent terraced home in the heart of Whitley Bay.



# PROPERTY FLOORPLAN



Total area: approx. 218.4 sq. metres (2350.8 sq. feet)  
Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanItUp.

## Measurements:

- Restaurant  
30'8" x 15'2"
- Kitchen  
14'7" x 11'5"
- Storage  
12'11" x 8'5"
- WC  
6'7" x 5'4"
- WC  
6'7" x 4'1"
- Living Room  
15'3" x 14'11"
- Office Space  
7'2" x 6'7"
- Kitchen  
14'4" x 10'5"
- Shower Room  
8'0" x 6'7"
- Bedroom One  
14'11" x 14'1"
- Bedroom Two  
14'11" x 13'3"
- Bedroom Three  
14'11" x 11'6"
- Bedroom Four  
13'6" x 11'9"
- Bathroom  
7'7" x 7'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	65	73

England & Wales

EU Directive  
2002/91/EC







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