

# SIGNATURE

## NORTH EAST

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📍 North Parade, Whitley Bay NE26 1NU



# North Parade, Whitley Bay NE26 1NU

**Offers Over £425,000**

Signature North East welcomes you to this impressive eight bedroom terraced property, located in the highly sought-after area of Whitley Bay. Currently operating as a Bed and Breakfast, this versatile property is offered as either a business or residential property. Positioned just fifty doors from the seafront, it boasts generous room sizes and a prime location. With Whitley Bay town centre just a minute away and Whitley Bay Metro station within walking distance offering easy access to Newcastle city centre, the property offers both ease and opportunity.

Upon entering, you are greeted by the porch and central hallway, which provide access to the living room, dining room, kitchen, and bedroom one. The spacious living room offers ample room for furnishings, with a large bay window that allows plenty of natural light, creating a welcoming atmosphere. The dining area provides a perfect space for meals and socializing and can easily accommodate multiple dining tables. The kitchen is well-equipped with attractive wall and base units, complemented by sleek countertops and integrated appliances, including a double electric oven, hob, and washing machine. Bedroom one is a large double room, complete with its own en-suite.

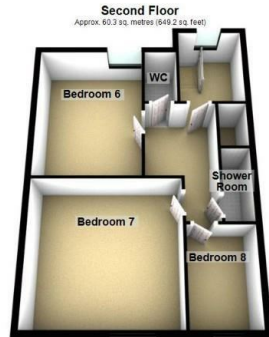
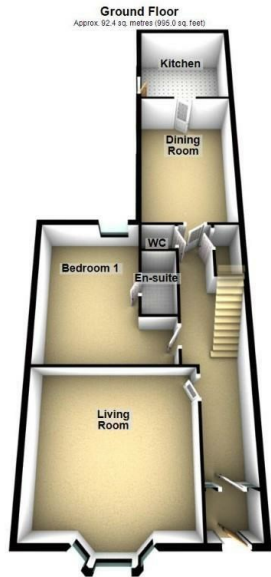
On the first floor, you will find four generously sized bedrooms, each with its own en-suite, providing privacy and comfort for all residents. Each bedroom is spacious enough to accommodate a double bed along with any additional furnishings. The second floor features a further three bedrooms, along with a shower room and a W.C., offering additional versatility.

Externally, this property offers parking for up to three cars on the front drive, as well as a garage to the rear, providing an additional parking space. With its exceptional location, ample living space, and business potential, this property presents a unique opportunity for buyers seeking a home or business in the heart of Whitley Bay.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 232.0 sq. metres (2497.0 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 PlanUp

## Measurements:

Living Room  
16'6" x 15'6"

Dining Room  
17'1" x 10'9"

Kitchen  
10'9" x 10'4"

Bedroom One  
15'7" x 14'9"

En Suite  
7'1" x 3'8"

Bedroom Two  
10'9" x 8'3"

En Suite  
6'9" x 6'5"

Bedroom Three  
15'7" x 13'6"

En Suite  
7'3" x 3'10"

Bedroom Four  
15'6" x 13'6"

En Suite  
9'3" x 3'10"

Bedroom Five  
10'5" x 7'11"

En Suite  
5'3" x 4'3"

Bedroom Six  
14'4" x 10'11"

Bedroom Seven  
14'10" x 14'2"

Bedroom Eight  
9'6" x 6'7"

Shower Room  
7'6" x 2'10"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		









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