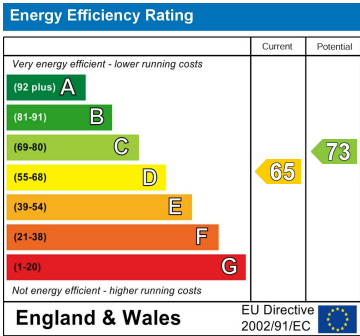




Rockcliffe Gardens, Whitley Bay



**Important Information**  
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £250,000

Description

IMMACULATELY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT POSITIONED PERFECTLY OVERLOOKING WHITLEY BAY SEA FRONT

Brannen and Partners are delighted to welcome to the market this immaculately presented two bedroom ground floor apartment, ideally situated upon Whitley Bay sea front, offering panoramic views. Thoughtfully designed throughout, the ideal property boasts two sizeable bedrooms, bright and spacious front facing living space, contemporary kitchen and bathroom, complete with a privatised rear yard for entertaining.

Briefly comprising: Secure communal entrance leads directly to all four apartments. Beyond the entrance, the private hallway connects to all principal rooms of the apartment, furnished with integral storage cupboard.

Ideally positioned to the front of the home, the ample living space is bright and inviting, housing a large bay window with bi folding plantation shutters to enjoy panoramic sea views of Whitley Bay's coastline.

Progressing further into the apartment, the first of the two well sized bedrooms is situated initially off the hallway, benefitting from fitted wardrobes and French door access to the privatised rear yard. Whilst to the centre of the property, the stylish and contemporary bathroom has been thoughtfully designed to incorporate a walk in rainfall shower with Crittall style screen, bowl style vanity wash basin, integral WC and heated towel rail, finished with contrasting textures of exposed brick, monochrome and metro tiling.

Moving into the rear of the home, the kitchen opens up. Modern in design and an addition of the current owner's, the kitchen presents sage green shaker style cabinetry framed with solid wood worktops, whilst incorporating an integral double oven, extractor hood, hob, fridge/freezer, washing machine and dishwasher. The design of the kitchen also enables the option of dining by utilising the worktop as a breakfast bar.

Finalising the apartment, the second bedroom sits to the rear, also benefitting from fitted wardrobes. The space is currently being utilised as a home office, offering ultimate versatility.

Externally, the property houses a privatised rear decked area for entertaining and enjoying the evening sun, given its west facing position. Whilst to the front, a paved town garden offers the ideal space to catch the early morning sunrise.

This property is ideally located close to local shops, cafes and restaurants. It is also within walking distance to the Metro station in Cullercoats and Whitley Bay and is well placed for ease of access to major road links into the city centre and other coastal towns. The property is a few minutes walk to the beach offering an array of watersports and activities all year round.

Communal Entrance

Private Hallway  
8'5" x 19'2"

Living Room  
15'3" x 14'1"

Bedroom One  
9'10" x 11'9"

Bathroom  
6'7" x 6'0"

Kitchen  
10'1" x 10'1"

Bedroom Two  
8'1" x 8'6"

Rear Yard

Tenure

Leasehold - Share of Freehold - 972 years remaining

