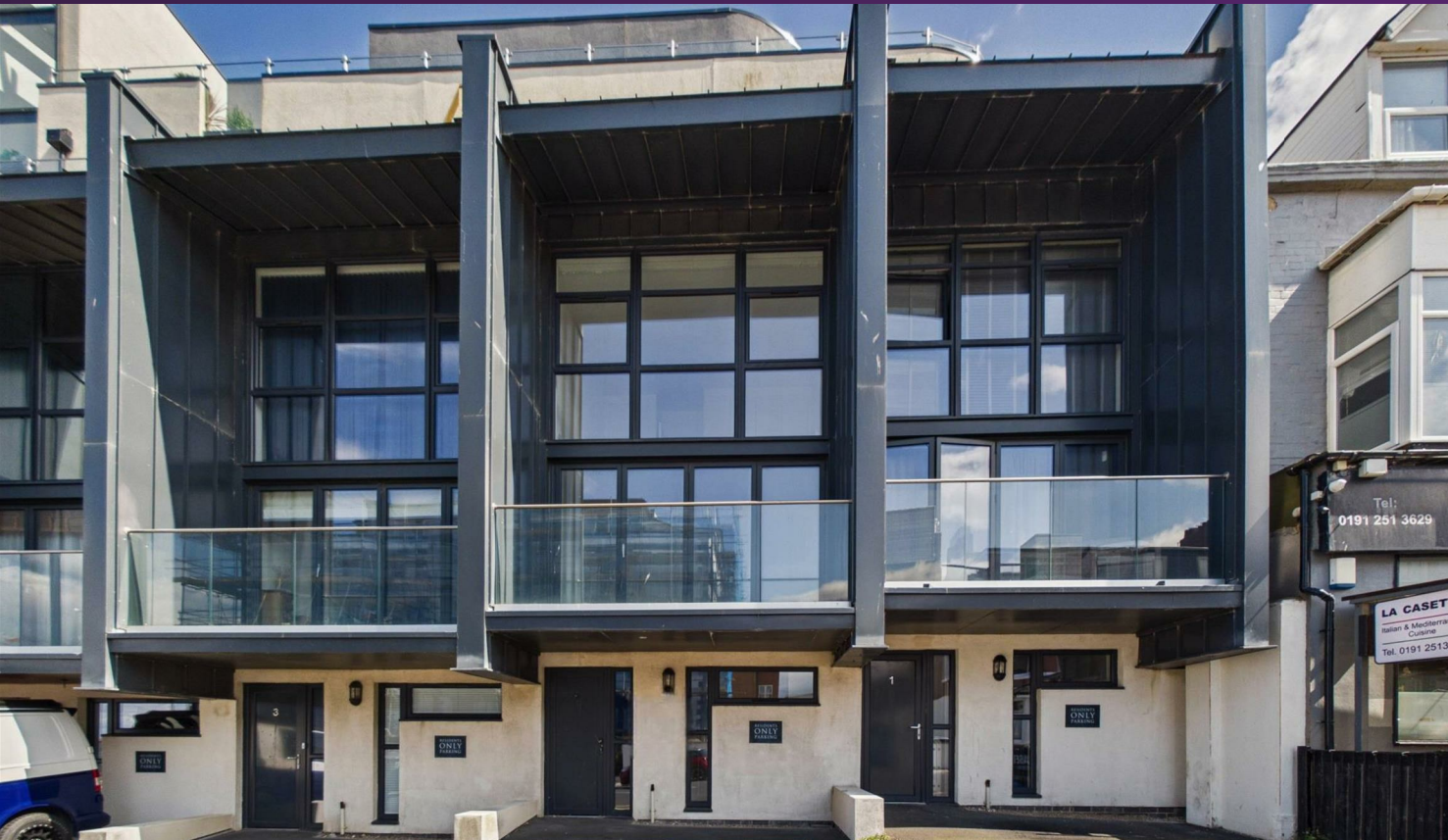


FOR
SALE

2 EMPIRE COURT ESPLANADE, WHITLEY BAY NE26 2AF
£440,000



4 BEDROOM HOUSE - TOWNHOUSE

- FOUR BEDROOM TOWNHOUSE
- STUNNING COASTAL LOCATION
- SPACIOUS RECEPTION ROOM
- OPEN PLAN CONTEMPORARY KITCHEN
- MODERN BATHROOM WC & SHOWER ROOM WC
- DRIVEWAY TO FRONT
- NO UPPER CHAIN
- EPC RATING B

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ENTRANCE HALLWAY

BEDROOM
10'11 x 10'2 (not including wardrobes)

BEDROOM
9'9 x 4'11 (not including wardrobes)

SHOWER ROOM
6'1 x 5'10

LANDING

RECEPTION ROOM
13'2 x 12'2

KITCHEN
13'3 x 8'4

2ND FLOOR LANDING

BEDROOM
13'3 x 9'9 (not including wardrobes)

BEDROOM
11'11 x 10'7 (not including wardrobes)

BATHROOM WC
6'7 x 6'6

2 EMPIRE COURT ESPLANADE, WHITLEY BAY NE26 2AF

Set in a stunning coastal location in the heart of Whitley Bay, this impressive four-bedroom modern townhouse offers stylish accommodation over three floors, generous living space and beautiful sea views. Rare to the market and offered with no upper chain, it is sure to appeal to a wide range of buyers, including families, professionals and those looking for a low-maintenance coastal home.

Whitley Bay is renowned for its award-winning beaches, vibrant promenade, cafés, restaurants and excellent transport links, making it an ideal place to enjoy a relaxed coastal lifestyle with easy access to Newcastle. Beautiful walks along the coastline and a thriving town centre are all just moments away.

The property opens into a spacious entrance hallway with stairs to the upper floors. There are two ground floor bedrooms, both with fitted wardrobes, and a contemporary shower room comprising a walk-in shower, wash basin and WC.

The first floor is the heart of the home, featuring a light and spacious open plan living area with bi-fold doors opening onto a balcony enjoying sea views. The contemporary kitchen is fitted with a good range of units, contrasting worktops, integrated oven, gas hob, extractor hood, dishwasher and washing machine. A central island provides additional storage, seating and further sea views, making it the perfect space for everyday living and entertaining.

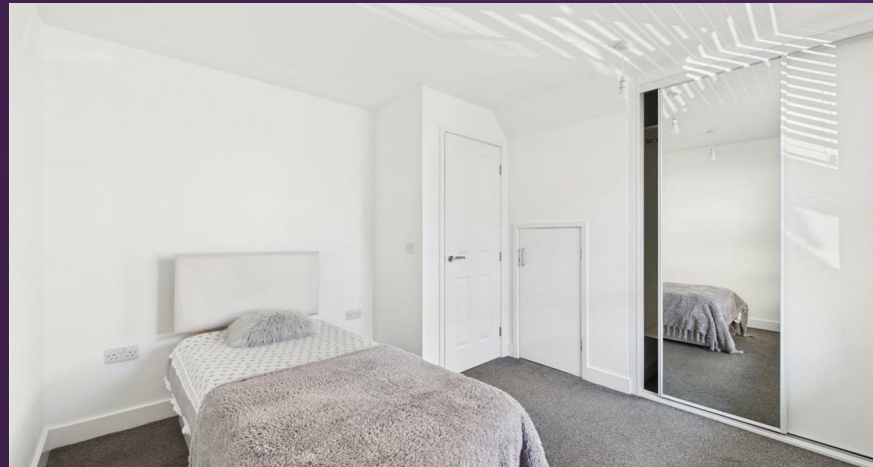
On the second floor are two further bedrooms, both with fitted wardrobes and sea views, together with a modern family bathroom fitted with a bath with shower over, wash basin and WC.

Externally, the property benefits from a driveway to the front, with additional visitor parking located to the rear and alongside the front of the development.

Combining generous proportions, contemporary features and an enviable coastal setting, this superb home offers an outstanding opportunity to enjoy modern seaside living.

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WHITLEY BAY
NE26 2AF

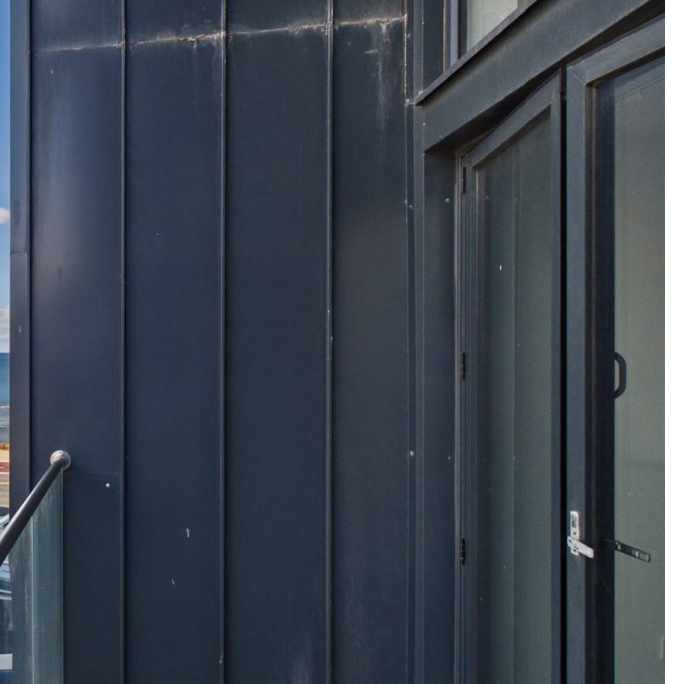
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SMOKE ALARMS

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
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	86	
(69-80) C		
(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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



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