

FOR
SALE

3 ST. DAVIDS COURT, WHITLEY BAY NE26 1JA
£259,950



3 BEDROOM FLAT

- THREE BEDROOM SECOND FLOOR FLAT
- RECENTLY RENNOVATED
- RESIDENTIAL COASTAL LOCATION
- VIEWS OVER BRIER DENE
- CONTEMPORARY KITCHEN
- BEAUTIFUL BATHROOM
- INTEGRAL GARAGE
- SHARED REAR GARDEN
- NO UPPER CHAIN
- EPC RATING D

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ENTRANCE HALLWAY

STORAGE/STUDY
5'11" x 13'2"

LANDING

KITCHEN
16'11" x 9'3"

LOUNGE
14'4" x 13'2"

STORAGE
9'4" x 2'10"

HALLWAY

BEDROOM
9'5" x 13'1"

BEDROOM
11'7" x 13'3"

BEDROOM
8'9" x 5'11"

BATHROOM WC
5'6" x 9'1"

GARAGE
8'11" x 23'11"

SHARED REAR GARDEN

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Embleys are delighted to be instructed in the sale of this immaculately presented, recently renovated, beautiful flat which is perfectly located in a sought after residential and coastal location and is ideal for a range of buyers.

With over 1250 square foot of accommodation this lovely property consists of an entrance hallway with storage cupboard/study space and stairs to the landing.

From the landing there is a fabulous, contemporary kitchen with a range of solid wood units and oak work tops, island with a single oven and induction hob, integrated fridge freezer and dishwasher and a door leading to further storage space with access to the garden.

From the kitchen there is a spacious lounge with stunning views over the Brier Dene and a door leading to a further hallway, three bedrooms and a beautiful bathroom benefitting from a panelled bath with rainfall shower over, vanity washbasin and low level WC. Externally the property has an integral garage and a shared rear garden.

The generous size and amazing condition of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful.

The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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Floor 0



Floor 2

Approximate total area[®]
1253.95 ft²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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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		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(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		

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