



Percy Road | Whitley Bay | NE26 2AY

£475,000

An exceptional three story Victorian terraced home nestled in the vibrant heart of Whitley Bay. Just a short walk from the beach and promenade, local schools, shops and Metro, offering an active coastal lifestyle! This enchanting home has been carefully updated to retain its period charm and offers everything a growing family could wish for! Impressive entrance vestibule and hallway with feature turned staircase, stunning lounge with feature bay window, shutter blinds and multi fuel burning stove. To the rear of the property, separate dining room with marble fireplace, cast iron fire, tiled inset, hearth and window overlooking the rear garden. Superb extended kitchen with breakfast bar, contemporary units, quartz worktops, integrated appliances, skylight, downstairs w.c./cloakroom and door to the rear town garden. To the first floor, split level landing, stunning family bathroom with freestanding slipper bath, walk in shower and three double bedrooms. On the second floor, there are a further two double bedrooms, one with fitted wardrobes and Velux windows. Externally, there is an enclosed rear town garden and to the front, a garden with views of the sea and a lovely spot to enjoy the sunset. A beautiful home with so much to offer, which we simply love!

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ENTRANCE VESTIBULE: tiled floor with door to:

ENTRANCE HALLWAY: fabulous sized hallway, tiled floor, turned staircase to the first floor, cornice to ceiling, feature arch with corbels, three pillar radiator, door to:

LOUNGE: (front) 17'7 x 14'7 (5.2m x 4.3m), with measurements into alcoves, multi fuel burning stove, feature bay double glazed window, shutter blinds, ceiling rose, cornice to ceiling, picture rail, alcoves, wooden flooring, double pillar radiator

DINING ROOM: (rear) 12'5 x 12'2 (3.7m x 3.7m), with measurements into alcoves, marble fireplace, cast iron fire, tiled inset, hearth, double glazed window, cornice to ceiling, radiator, wooden flooring

KITCHEN: (rear) 19'9 x 10'1 (5.8m x 3m), stunning extended kitchen, fitted with a range of contemporary and stylish base, wall and drawer units, quartz worktops, breakfast bar, integrated electric oven induction hob, integrated fridge, freezer and dishwasher, Belfast sink with taps, pantry cupboard, utility storage cupboard with plumbing for washing machine, skylight, two vertical radiators, herringbone flooring, spotlights to ceiling, double glazed window

DOWNSTAIRS CLOAKS/W.C.: (rear), sink with mixer taps, low level w.c. with push button cistern, ladder radiator, double glazed window, spotlights to ceiling, herringbone flooring

FIRST FLOOR LANDING AREA: split level landing, turned staircase to second floor, storage cupboard

FAMILY BATHROOM: (rear) 13'9 x 10'6 (3.9m x 3.1m), luxurious family bathroom, freestanding slipper bath with mixer taps, walk in shower with additional rainfall shower and recessed wall, vanity sink unit with taps, low level w.c., tiled wall, two pillar radiator, spotlights to ceiling, two double glazed windows

BEDROOM THREE: (rear) 13'4 x 12'1 (3.9m x 3.7m), with measurements into alcoves, double glazed window with shutter blinds, radiator,

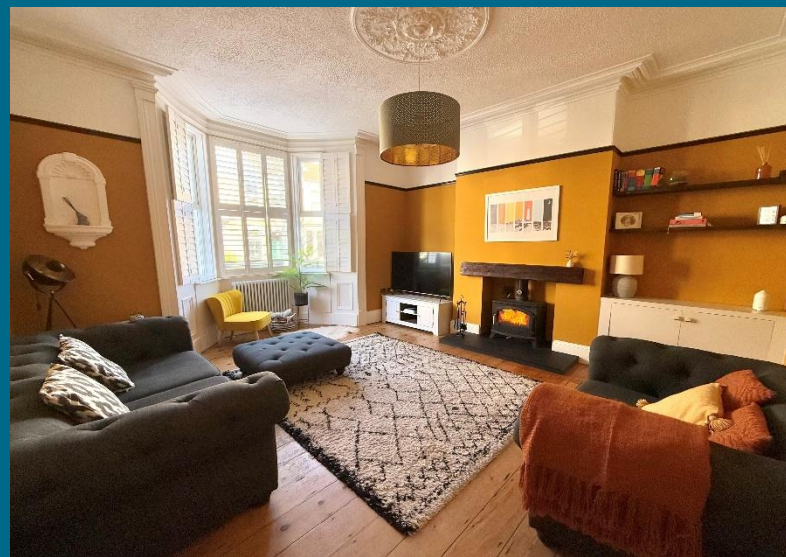
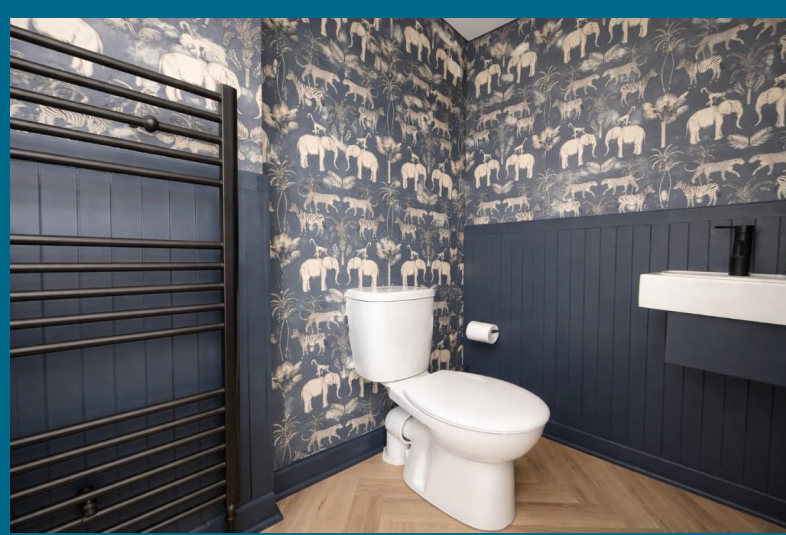
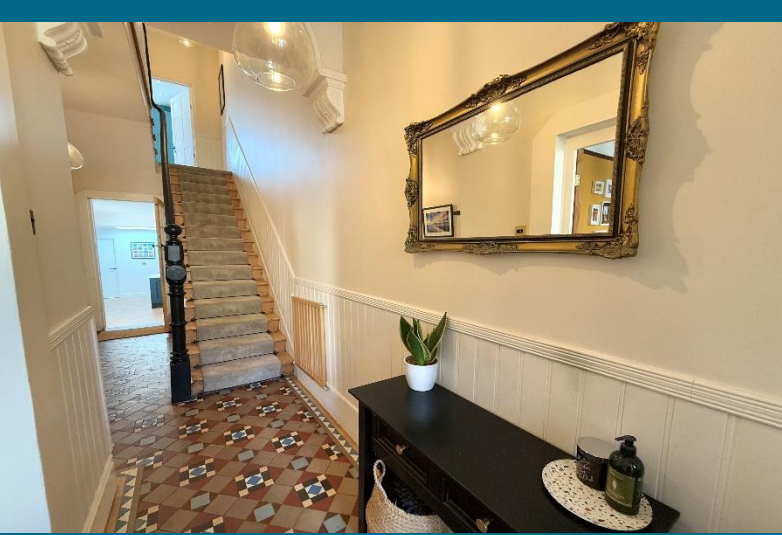
BEDROOM TWO: (front) 15'2 x 11'7 (4.6m x 3.4m) with measurements into alcoves, cornice to ceiling, double glazed with shutter blinds, radiator

BEDROOM FIVE: (front) 11'8 x 7'2 (3.4m x 2.1m), cornice to ceiling, double glazed window with shutter blinds, radiator

BEDROOM FOUR: (rear) 12'4 x 12'6 (3.7m x 3.7m), feature beams to ceiling, storage cupboards, Velux window

BEDROOM ONE: (front) 19'1 x 10'7 (5.8m x 3m), feature beams to ceiling, storage cupboards, Velux window

EXTERNALLY: to the front of the property is an enclosed fenced garden with artificial grass, decking, feature tiles and to the rear is private town garden



Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



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For any more information regarding the property please contact us today

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PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Wood Burner
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

