

FOR
SALE

2 CLARENCE CRESCENT, WHITLEY BAY NE26 2DZ
£225,000



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR APARTMENT
- IMMACULATELY PRESENTED
- GRAND RECEPTION ROOM
- FABULOUS KITCHEN DINER
- CONTEMPORARY SHOWER ROOM WC
- SOUTH FACING FRONT GARDEN
- SHARED REAR YARD
- EPC RATING D

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HALLWAY

RECEPTION ROOM
15'1 x 14'6

KITCHEN DINER
16'9 x 9

BEDROOM
10'9 x 10'7

BEDROOM
8'11 x 6'8

SHOWER ROOM WC
9'11 x 4'3

FRONT GARDEN

REAR YARD

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This superb, immaculately presented ground floor flat offers generous living space and is perfectly positioned within a desirable residential setting. Blending contemporary features with charming period details, it presents an ideal opportunity for a wide range of buyers.

A communal entrance leads into the hallway, providing access to all principal rooms. The grand and welcoming reception room features a beautiful period cast iron fireplace, a bay window that fills the space with natural light, and useful low-level recessed cupboards, creating both character and practicality.

The property boasts a fabulous open-plan kitchen diner, fitted with a good range of units, solid wood worktops, an integrated oven with gas hob, and space for a fridge freezer and washing machine, making it ideal for both everyday living and entertaining.

There are two stylish bedrooms, both well-proportioned and thoughtfully presented, along with a contemporary shower room complete with a walk-in shower, vanity wash basin, and WC, finished to a high standard.

Externally, the property benefits from an impressive and substantial south-facing private front garden, mainly laid to lawn with planted borders, providing a pleasant outdoor space to relax or entertain, as well as a shared rear yard.

Presented in amazing condition, this home offers a generous layout, a superb sense of space, and a truly unique feel, ready for immediate occupation with minimal effort required.

Whitley Bay is a beautiful seaside town, celebrated for its seamless blend of traditional charm and modern living. The town centre retains its rich heritage while offering excellent amenities, including boutique shops, highly regarded schools, and outstanding public transport links. As a result, it attracts a diverse community ranging from retirees and families to young professionals and couples, all drawn to its coastal lifestyle and welcoming atmosphere.

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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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	71

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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