FOR SALE

33 EASTBOURNE GARDENS, WHITLEY BAY NE26 1PX
£450,000



4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACE HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- MODERN KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM WC
- FRONT TOWN GARDEN
- SOUTH FACING REAR YARD
- NO UPPER CHAIN
- EPC RATING D

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE
14'0 x 13'6

RECEPTION ROOM TWO
17'8 12'3

KITCHEN
16'4 x 10'11

UTILITY ROOM
7'3 x 5'4

DOWNSTAIRS WC
5'5 x 2'7

LANDING

BEDROOM
13'7 x 12'5

BEDROOM
13'6 x 12'3

BEDROOM
10'1 x 6'4

BEDROOM
9'0 x 7'7

BATHROOM WC
10'11 x 5'6

FRONT GARDEN

REAR YARD

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Situated on the highly sought after Eastbourne Gardens in the heart of Whitley Bay, this wonderfully presented four bedroom mid terraced home offers generous living accommodation, charming period proportions and a superb blend of traditional character with modern finishes. It is ideal for a family and offers no upper chain.

Upon entering the property, you are welcomed through a vestibule leading into an inviting hallway, setting the tone for the spacious accommodation throughout. The ground floor boasts two impressive reception rooms, alongside a modern, well-appointed kitchen with ample storage and workspace. Completing the ground floor is a practical utility room and convenient downstairs WC.

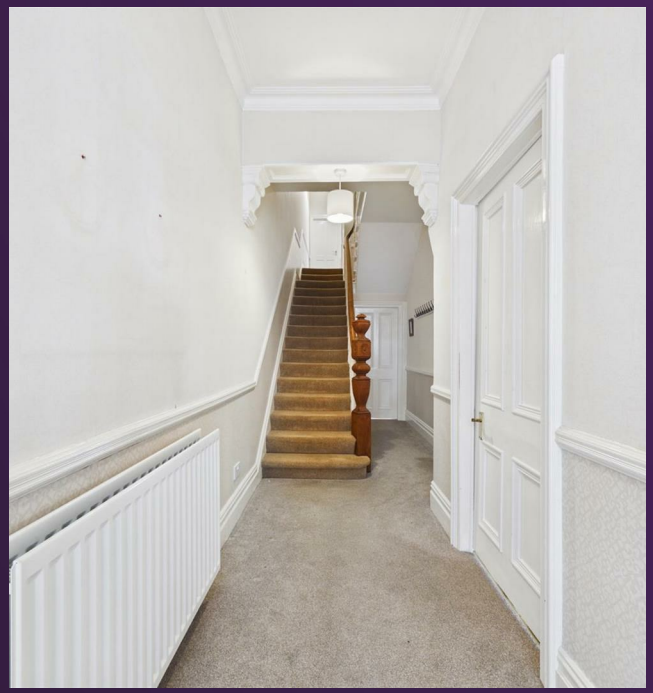
To the first floor, there are four bedrooms, offering excellent flexibility for families, guests or those requiring a home office. The accommodation is further complemented by a family bathroom WC, designed to meet the needs of modern family living.

Externally, the property benefits from a charming town garden to the front, while to the rear there is a fantastic south-facing yard providing an excellent space to relax and enjoy outdoor living. The rear also benefits from a useful outbuilding, ideal for additional storage.

Whitley Bay is one of the North East's most desirable coastal locations, renowned for its award-winning beaches, vibrant town centre and excellent selection of independent cafés, bars and restaurants. The area also offers fantastic transport links, including Metro connections into Newcastle city centre, alongside beautiful coastal walks and landmarks such as the iconic Spanish City, making it a truly special place to call home.

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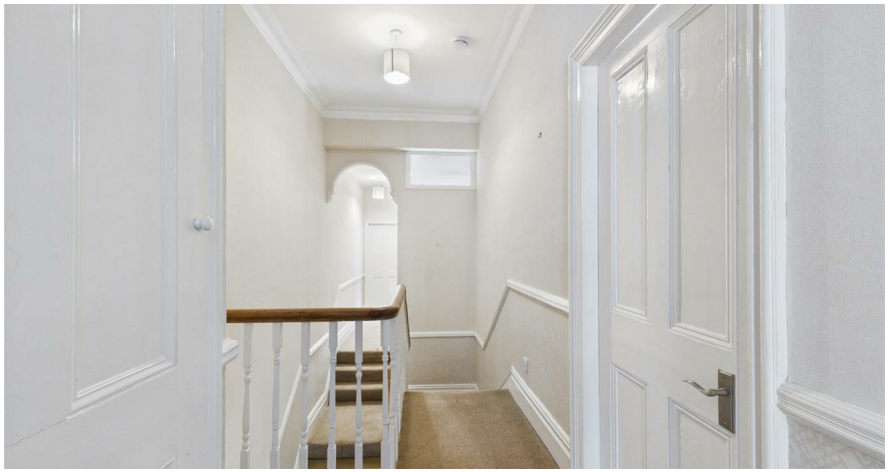
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FLOORPLAN

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Approximate total area(1)

1435 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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WHITLEY BAY
NE26 1PX

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.

VIEW PROPERTY

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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