

FOR  
SALE

17 EASTBOURNE GARDENS, WHITLEY BAY NE26 1PT  
£475,000



4 BEDROOM HOUSE - MID TERRACE

- FOUR BEDROOM MID TERRACE HOUSE
- WELL EXTENDED & IMMACULATELY PRESENTED
- TWO SPACIOUS RECEPTION ROOMS
- CONTEMPORARY KITCHEN DINER
- GOOD SIZED FAMILY BATHROOM WC & DOWNSTAIRS WC
- FRONT TOWN GARDEN
- SOUTH FACING REAR PATIO GARDEN
- EPC RATING E

VIEW PROPERTY

VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM ONE  
15'2 x 13'10

RECEPTION ROOM TWO  
13'3 x 12'11

KITCHEN DINER  
16'5 x 12'7

DOWNSTAIRS WC

LANDING

BEDROOM ONE  
17'6 x 12'9

BEDROOM TWO  
13'3 x 12'9

BEDROOM THREE  
12'6 x 7'8

BEDROOM FOUR  
10'9 x 6'5

BATHROOM WC  
8 x 7'9

FRONT TOWN GARDEN

REAR PATIO YARD

## 17 EASTBOURNE GARDENS, WHITLEY BAY NE26 1PT

This stunning and well extended, mid terrace house was built in the Edwardian era and is perfectly located in a highly sought after residential and coastal area. It boasts a wealth of contemporary features with period charm and is ideal for a family.

With over 1490 square feet of accommodation set over two floors, this characterful property consists of a vestibule with mosaic tiled flooring and a light and spacious entrance hallway with painted panelling to half wall height, stairs up to the first floor and doors to the reception rooms, downstairs WC and kitchen diner. The front facing reception room has period ceiling, period marble feature fireplace and bespoke low level cabinets with shelving above. The other reception room features a stylish media wall with integrated TV, electric fire and built in storage. The fabulous, extended kitchen diner benefits from a good range of units with granite worktops and integrated appliances including eye level oven, induction hob, fridge freezer, dishwasher and washer dryer. The Island incorporates further units and a four seater breakfast bar. To the first floor landing there are good sized period storage cupboards and panelling to half wall height. There are four bedrooms, the main bedroom has a period ceiling, fitted wardrobes and a bay window with plantation style shutters, and two other bedrooms also have fitted wardrobes. The good sized, modern family bathroom benefits from a bath, walk in shower and low level WC. Externally there is front, gravelled, town garden and a south facing rear patio garden which has been beautifully landscaped to include bespoke built in seating, planted borders, outside lighting and mosaic tiling.

The amazing condition, exceptional features, generous size and fabulous location makes for an exciting opportunity which can only truly be appreciated by a visit.

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

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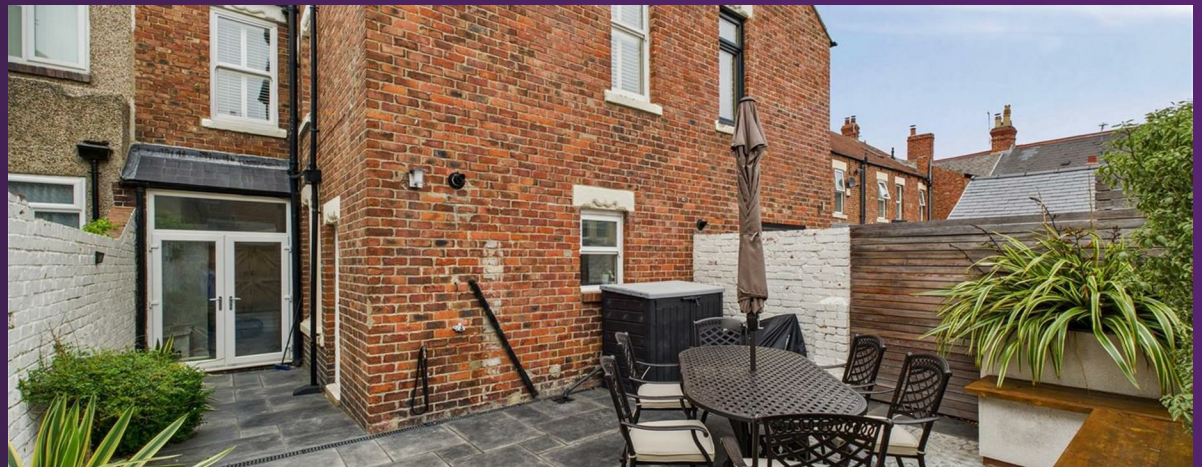
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#### SMOKE ALARMS

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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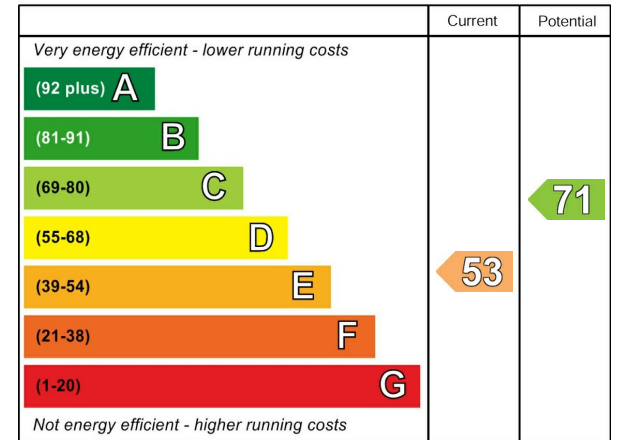
#### THE PROPERTIES MISDESCRIPTION ACT, 1991

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

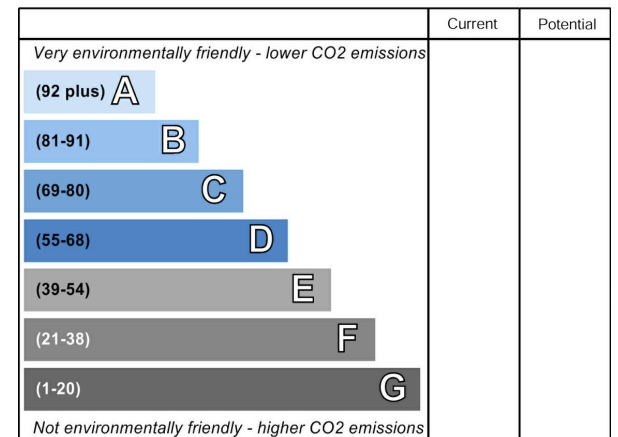


England & Wales

EU Directive  
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#### Environmental Impact (CO<sub>2</sub>) Rating



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