

Eastbourne Gardens | Whitley Bay | NE26 3LX

£520,000

Period character, generous proportions and an extended rear layout come together particularly well here, this is a home with personality from the moment you step through the door. The entrance immediately sets the tone. Patterned flooring, decorative panelling and traditional detailing introduce an interior that has retained plenty of character, while individual choices in colour and finish give the house a distinctive feel of its own. The living room provides a more intimate reception space, but it is towards the rear where the layout really begins to unfold. The open-plan kitchen leads naturally through a substantial dining area and into a further living space, creating a long, sociable arrangement with clearly defined areas rather than one undivided room. Bi-fold doors at the rear open the living space outside and bring another dimension to an already versatile ground floor. A separate utility room keeps the practical side of the house away from the main kitchen, while the downstairs W.C. has been given just as much personality as the principal rooms, with bold botanical wallpaper and herringbone-style flooring. Upstairs, the landing is a feature in its own right. Dark painted panelling follows the staircase, complemented by traditional balustrading, high ceilings and built-in storage. The principal bedroom is one of the strongest rooms in the house. Its generous proportions extend into a broad bay window, while a decorative period-style fireplace provides a natural focal point. Bedroom two is another particularly generous room, with two further bedrooms completing the four-bedroom arrangement. The bathroom provides a fitting finish to the first floor. A freestanding roll-top bath on chrome claw feet sits alongside a separate glazed shower, vanity basin and WC, with traditional fittings, patterned flooring and brick-effect tiling creating a room that feels sympathetic to the wider character of the house. What makes the property particularly appealing is the balance it strikes. There are the proportions and architectural details expected of a period home, but the extended ground floor brings a much more open and sociable dimension to the accommodation. The result is a house that feels characterful, substantial and designed to be used.

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Four-Bedroom Mid-Terrace House

Impressive Extended Kitchen, Dining and Living Space

Separate Characterful Living Room

Striking Four-Piece Bathroom with Freestanding Roll-Top Bath

Separate Utility Room and Downstairs W.C.

Decorative Panelling, Patterned Flooring and Period-Style Features Throughout

Beautifully Detailed Split-Level Landing and Staircase

Generous Bay-Fronted Principal Bedroom with Period-Style Fireplace

ENTRANCE HALLWAY: An impressive entrance with patterned monochrome tiled flooring, entrance vestibule with stained glass doorway, decorative wall panelling, staircase rising to the first floor and traditional detailing continuing throughout, radiator, door to:

LIVING ROOM: 13'3" x 16'7" (4.04m x 5.07m) into bay. A characterful reception room with double glazed bay window, feature fireplace, radiator, decorative ceiling cornicing, fitted alcove shelving and cupboards.

OPEN-PLAN KITCHEN: An open plan living/dining/kitchen area which has been extended to create a light and open space. With herringbone flooring throughout, skylights, anthracite column radiators.

KITCHEN AREA: 11'3" x 13'3" (3.43m x 4.04m) Fitted kitchen forming part of the extended open-plan rear living space, with a range of wall and base units, Quartz work surfaces, inset sink and integrated/fitted cooking facilities, opening directly into the dining area.

DINING AREA: 10'3" x 17'8" (3.12m x 5.38m) Generously proportioned dining area providing excellent space for a substantial dining table and forming the central section of the open-plan kitchen, dining and living arrangement.

REAR LIVING AREA: 11'1" x 8'0" (3.38m x 2.44m) Additional reception/living area positioned to the rear of the open-plan space, with bi-fold doors opening to the garden and creating a strong connection between the interior and outside.

UTILITY ROOM: 6'7" x 8'0" (2.01m x 2.44m) Useful separate utility space with fitted storage/work surfaces and plumbing for laundry appliances, radiator, inset basin with mixer tap, skylight, door to rear.

DOWNSTAIRS W.C: W.C, pedestal wash basin with chrome taps, radiator, herringbone flooring.

LANDING: A particularly attractive split-level landing with fitted carpet, dark painted decorative wall panelling, traditional spindle balustrade and handrail, decorative cornicing. Built-in panelled storage cupboards and doors to:

BEDROOM ONE: 11'7" x 18'0" (3.53m x 5.49m) into bay. An impressive principal double bedroom with a double-glazed broad bay window, decorative period-style fireplace with tiled inserts, decorative cornicing.

BEDROOM TWO: 11'7" x 13'0" (3.53m x 3.96m) A generous double bedroom with double glazed window, radiator, picture rail.

BEDROOM THREE: 10'8" x 8'5" (3.25m x 2.57m) Bedroom with double glazed window, radiator.

BEDROOM FOUR: 6'5" x 10'10" (1.96m x 3.30m) Bedroom with double glazed window, radiator. Currently arranged with a raised sleeping platform and useful space beneath.

BATHROOM: 6'2" x 9'2" (1.88m x 2.79m) A beautifully presented four-piece bathroom comprising a freestanding roll-top bath with decorative chrome claw feet and traditional mixer tap with handheld shower attachment, separate glazed shower enclosure with overhead rainfall shower and additional handset, W.C and vanity basin. Grey brick-effect wall tiling, patterned floor tiles, obscure double-glazed windows and stained-glass internal window.

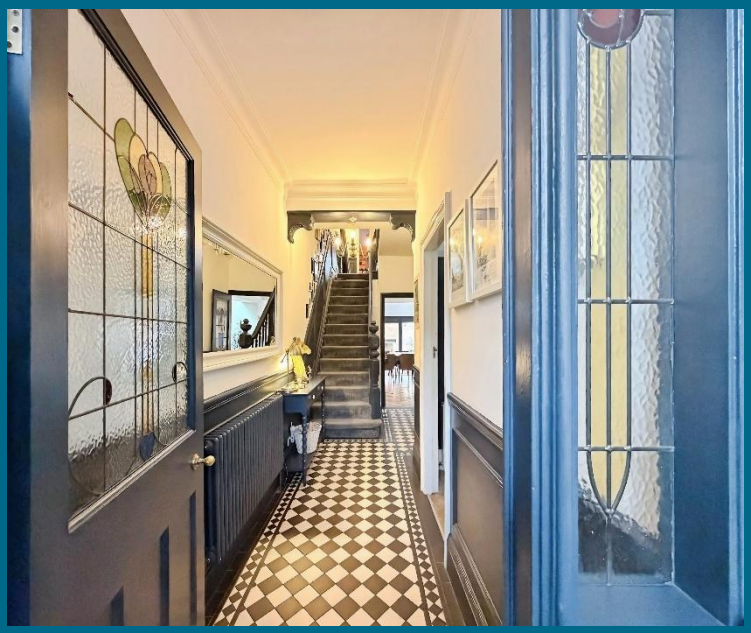
EXTERNAL:

FRONT: Wrought iron gated access, black and white tiled pathway leading to entrance, paved frontage, wrought iron boundary railings, planted pots.

REAR: Enclosed rear yard with timber screening to boundaries, artificial lawn, paved patio and dining area, substantial brick-built outdoor fireplace with freestanding stove, planted pots, outdoor lighting, separate hardstand area with low timber fencing and gated access to rear.

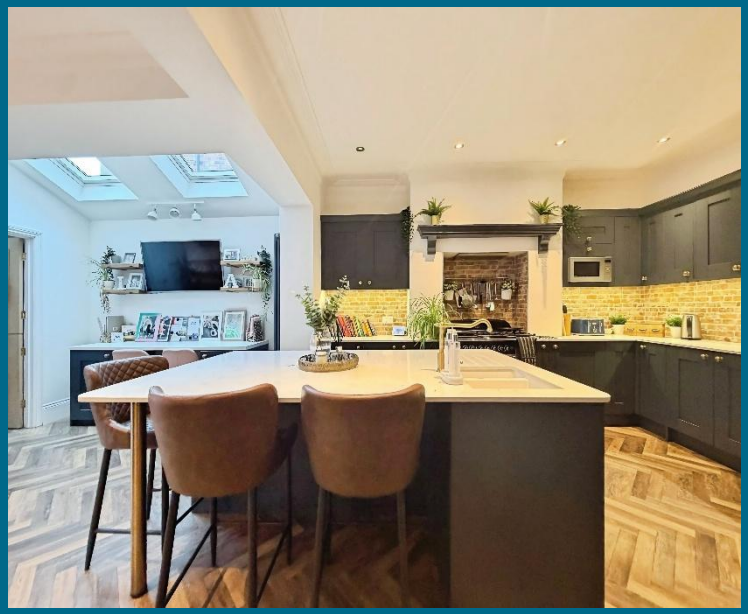
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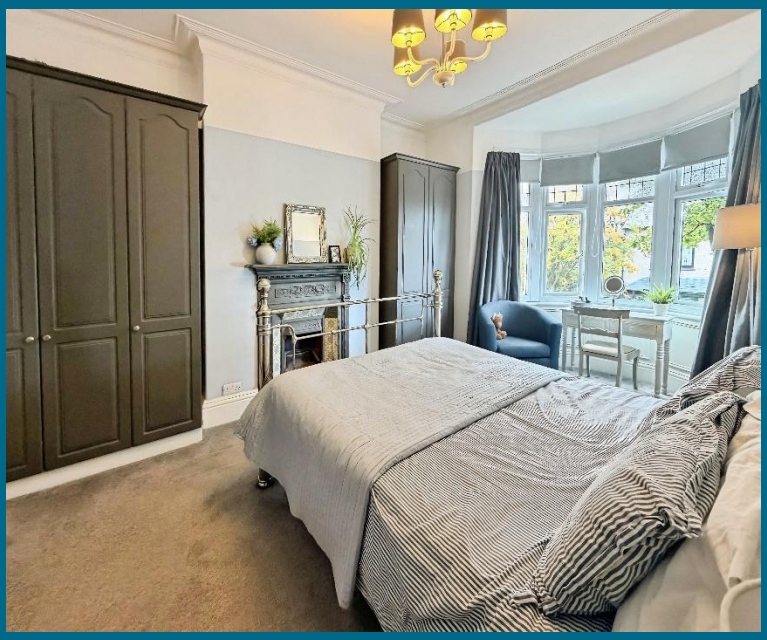


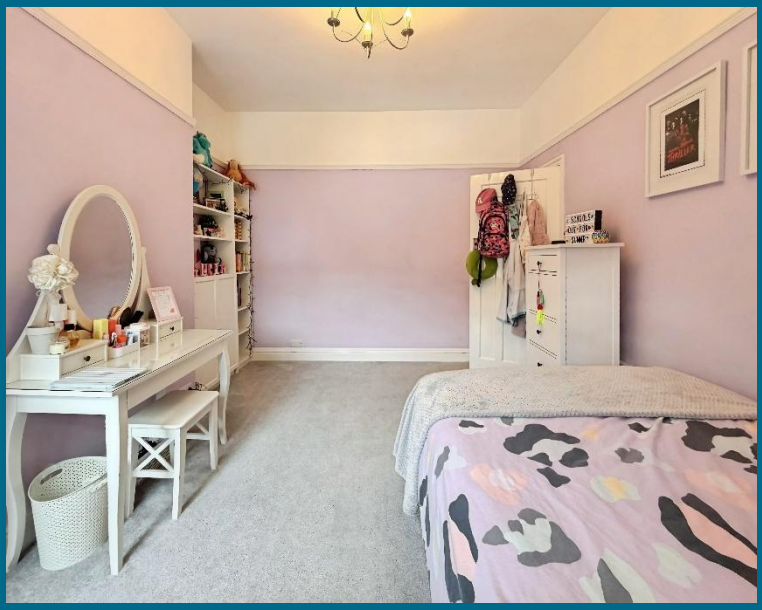


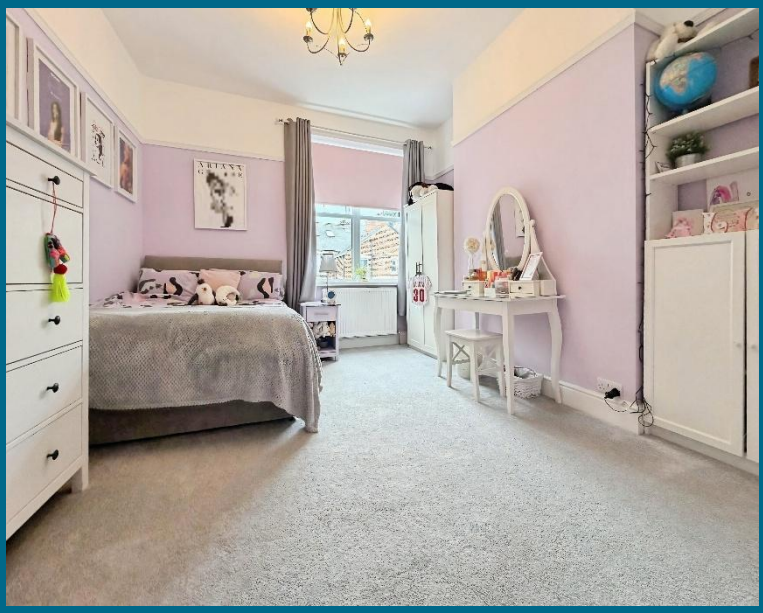
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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: On Street
EV Charging Point

MINING
The Northeast 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.

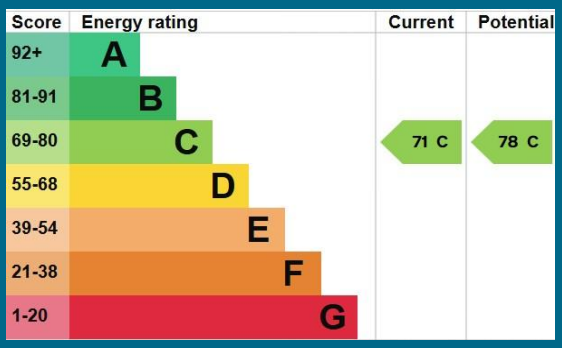
TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

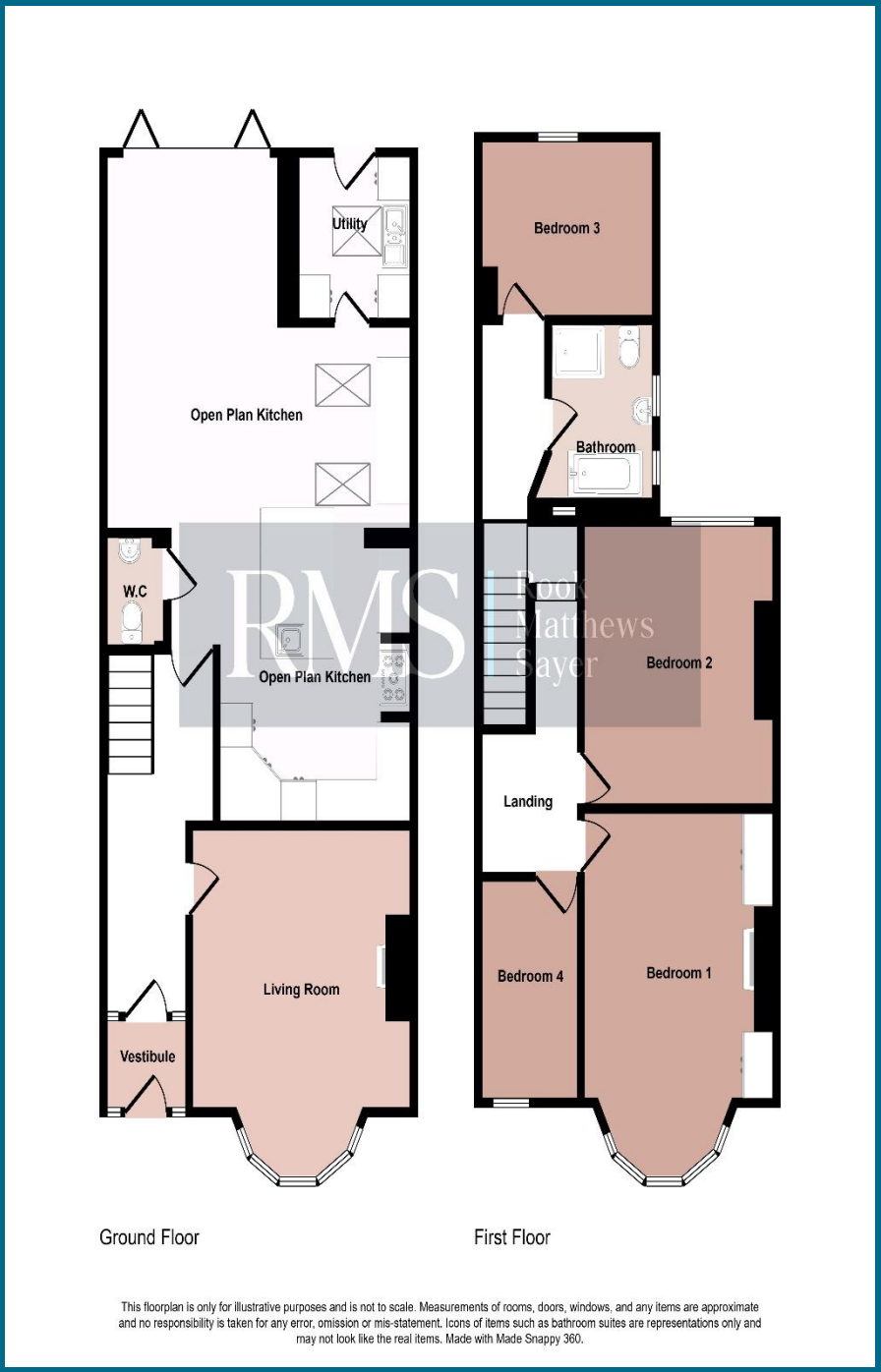
Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

COUNCIL TAX BAND: C

EPC RATING: C

WB4084TJ.DB.30.09.2026 V.1





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.

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The Property Ombudsman

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