

TO LET

17 EASTBOURNE GARDENS, WHITLEY BAY NE26 1PT
£1,950 PER MONTH



4 BEDROOM HOUSE - TERRACED

- FOUR BEDROOM MID TERRACE HOUSE
- HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- FURNISHED AND AVAILABLE NOW
- TWO SPACIOUS RECEPTION ROOMS
- FABULOUS KITCHEN DINER
- GOOD SIZED FAMILY BATHROOM WC
- FRONT GARDEN & SOUTH FACING REAR PATIO GARDEN
- EPC RATING E

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM
15'2 x 13'8

RECEPTION ROOM
12'11 x 11

KITCHEN DINER
16'4 x 12'7

LANDING

BEDROOM
17'5 x 11'4

BEDROOM
13'3 x 11'2

BEDROOM
11'6 x 7'7

BEDROOM
10'9 x 6'4

BATHROOM WC
8 x 7'9

FRONT GARDEN

REAR PATIO GARDEN

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This beautifully extended Edwardian mid-terrace offers an exceptional blend of period charm and contemporary style. Ideally situated in a highly sought-after coastal area of Whitley Bay, the property provides spacious and versatile accommodation.

On entering, the property has a welcoming vestibule with attractive mosaic tiled flooring, leading into a light and spacious entrance hallway. The reception room features a beautiful period ceiling and marble feature fireplace with log burner. The second reception room has a more contemporary feel, with a stylish media wall incorporating an integrated TV space, electric fire and built-in storage.

At the heart of the home is the fabulous extended kitchen diner, which benefits from an excellent range of units with granite worktops and integrated appliances, including oven, induction hob, fridge freezer, dishwasher and washer dryer. The central island provides additional storage and incorporates a breakfast bar, making this a fantastic space for everyday family life and entertaining.

Upstairs, there are four spacious bedrooms, with the principal bedroom enjoying a period ceiling, fitted wardrobes and a bay window with plantation-style shutters. Two further bedrooms also benefit from fitted wardrobes.

The modern family bathroom is generously proportioned and includes a bath, separate walk-in shower and low-level WC.

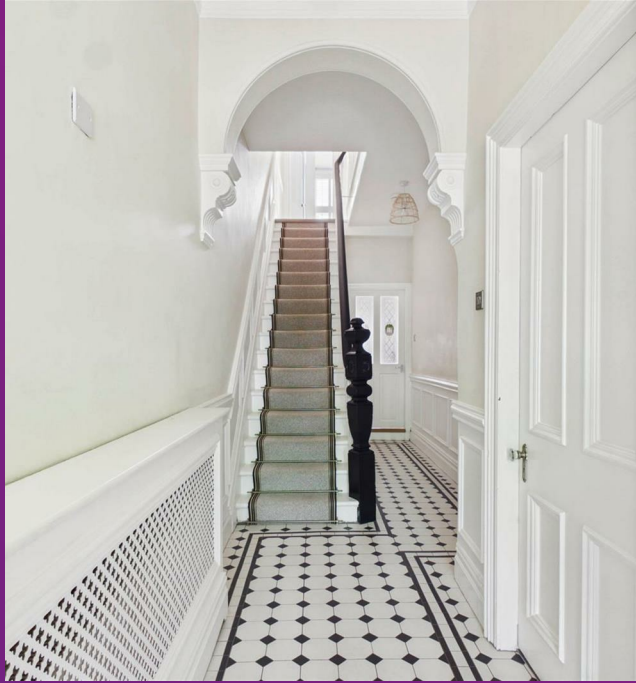
Externally, the property has a front town garden and a beautifully landscaped south-facing rear patio garden, featuring built-in seating, planted borders, outdoor lighting and attractive mosaic tiling.

The property also benefits from a new Hive heating system and Philips smart lighting throughout with external wall insulation which keeps the house cool in summer and cozy in winter.

Whitley Bay is a popular seaside town offering an appealing combination of traditional character and modern amenities, with a vibrant yet relaxed atmosphere. The coastline, beaches, cafés, and restaurants are all within easy reach, m

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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		71
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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