

Helena Avenue | Whitley Bay | NE26 2BB

Guide Price £210,000

Sale by Auction 10th December 2026 Option 2

A three-bedroom maisonette offering an impressive amount of accommodation across two floors, positioned on Helena Avenue with sea views and the seafront at the bottom of the street. The scale of the property is immediately apparent, with a generous first-floor layout comprising a living room with feature fireplace and sea views, a spacious kitchen, bathroom with freestanding bath and a third bedroom which also enjoys a coastal outlook. Two further bedrooms occupy the second floor, including an exceptional principal bedroom with great proportions and multiple windows and further sea views, while bedroom two is another particularly generous room. Externally, the maisonette benefits from its own private enclosed rear yard which is suitable for off-street parking. A spacious and versatile coastal property, with three well-proportioned bedrooms and an enviable position just a short distance from Whitley Bay seafront.

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THREE-BEDROOM MAISONETTE

SEA VIEWS FROM MULTIPLE ROOMS

THREE WELL-PROPORTIONED BEDROOMS

PRIVATE ENCLOSED REAR YARD

EXCELLENT OVERALL PROPORTIONS THROUGHOUT

WHITLEY BAY SEAFRONT AT THE BOTTOM OF THE STREET

For any more information regarding the property please contact us today

ENTRANCE: Shared entrance hallway with ground floor, leading to private entrance with staircase leading to the first-floor accommodation.

FIRST FLOOR LANDING: Staircase continuing to the second floor, access to living, radiator, door to:

LIVING ROOM: **15'4" × 12'6" (4.67m × 3.81m)** Double glazed window with sea views, radiator, feature cast iron fireplace with tiled hearth.

KITCHEN: **16'6" × 11'6" (5.03m × 3.51m)** Generously proportioned fitted kitchen with a range of wall and base units, work surfaces, Belfast-style sink, integrated oven, gas hob, plumbing for washing machine and dishwasher, tiled splashbacks, tiled flooring, double glazed windows, door providing access to the rear.

BATHROOM: **9'2" × 8'1" (2.79m × 2.46m)** Freestanding bath with mixer tap and shower attachment, wash hand basin, low-level WC, feature slatted wall detailing, double glazed frosted window.

BEDROOM THREE: **11'7" × 7'7" (3.53m × 2.31m)** Double glazed window with sea views, radiator.

SECOND FLOOR LANDING: Spacious storage area off the half landing, door to:

BEDROOM ONE: **18'9" × 14'11" (5.72m × 4.55m)** Superb principal bedroom of particularly generous proportions, double glazed window arrangements with sea views, radiator.

BEDROOM TWO: **13'9" × 12'2" (4.19m × 3.71m)** Generously proportioned bedroom with wide double-glazed window, radiator.

PRIVATE REAR YARD: Private enclosed rear yard with gated access which can be suitable for parking.

T: 0191 2463666
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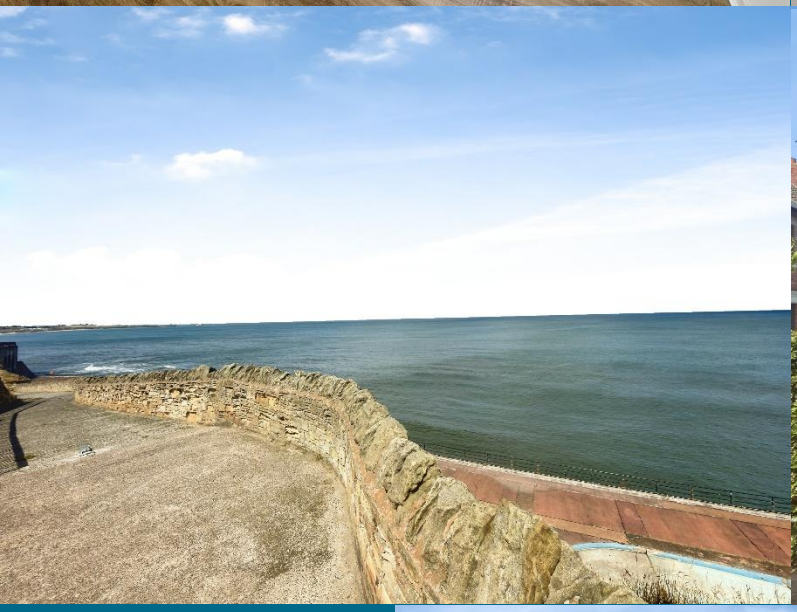



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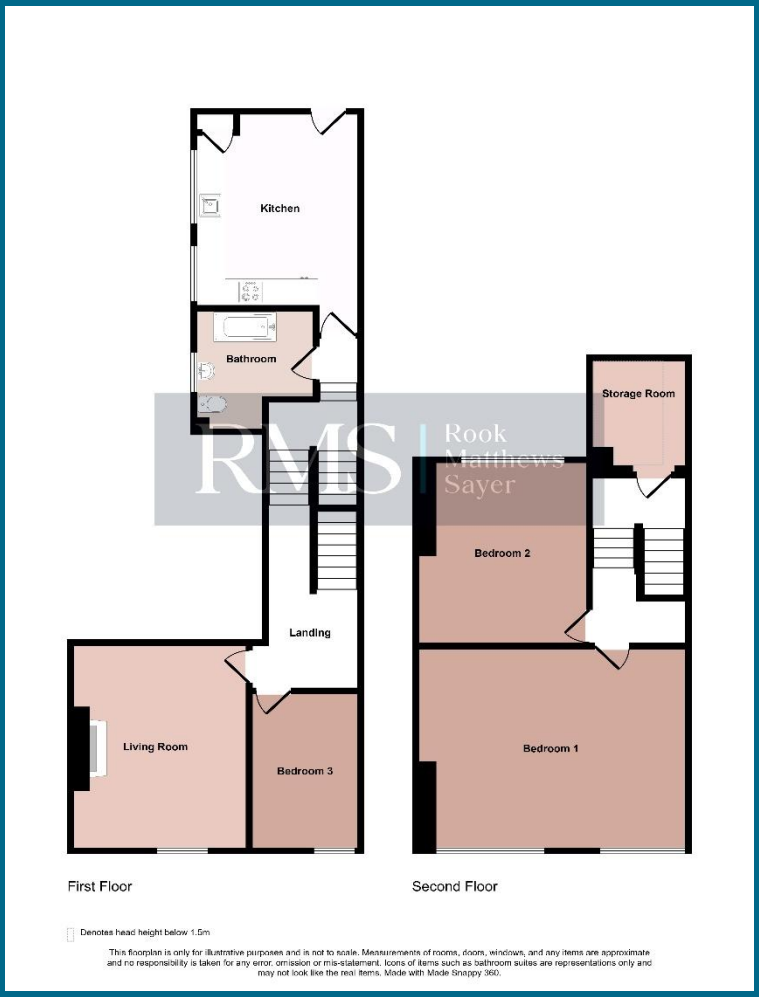






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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: "Cable/FTTC/FTTP/
Mobile Signal Coverage Blackspot: No
Parking: Rear yard

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
Leasehold: Years remaining 978. Peppercorn ground rent.

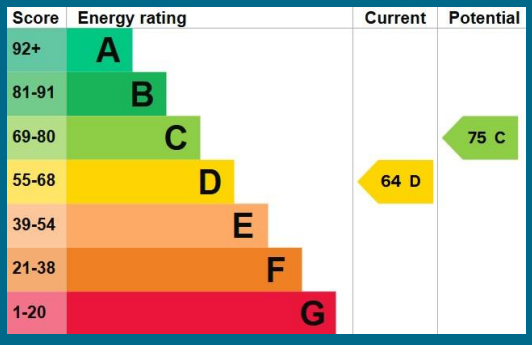
COUNCIL TAX BAND: B

EPC RATING: D

WB3929 TJ.DB.17.07.2026

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.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS as any authority to make or give any representation or warranty whatever in relation to this property.



The Property Ombudsman

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