

Hillheads Court | Whitley Bay | NE25 8RY

£150,000

A well-proportioned two-bedroom first floor flat situated in the popular Hillheads Court and benefiting from a rear garden with exclusive use and allocated parking bay in the front parking area. The property is arranged around a spacious living room, providing an excellent principal reception space with a large bay window enjoying an open aspect. From here, there is access to a separate-fitted kitchen with a range of wall and base units, contrasting work surfaces and integrated cooking facilities. There are two bedrooms, with the main bedroom offering particularly good proportions and the second with a large integrated wardrobe, while the bathroom is fitted with a three-piece suite and electric over bath shower. Practicality is another appealing aspect of the property, with useful storage provided by two cupboards on the landing and loft access (unfloored). Externally, the flat benefits from an allocated parking bay and has the exclusive use of the garden to the rear of the property, a particularly welcome addition for a property of this type. The garden features a lawned area, established planting and enclosed boundaries, providing useful outdoor space alongside the accommodation.

With its combination of two bedrooms, separate kitchen, generous living space, parking and garden, this is a property offering more than might initially be expected from a first floor flat.

Offered with vacant possession, the property is expected to appeal to a wide range of buyers, including first-time purchasers, downsizers, and investors.

RMS | Rook Matthews Sayer

2 1 1

TWO-BEDROOM FIRST FLOOR FLAT

NO ONWARD CHAIN

GENEROUS REAR GARDEN

ALLOCATED PARKING BAY

WELL-PROPORTIONED LIVING ROOM

TWO DOUBLE BEDROOMS

FITTED KITCHEN WITH GREAT STORAGE AND WORKTOP SPACE

CONVENIENT LOCATION FOR LOCAL AMENITIES, TRANSPORT LINKS AND THE COAST

For any more information regarding the property please contact us today

LANDING & ENTRANCE: With stairs leading from the ground floor entrance, two useful storage cupboards and a double-glazed window, door to:

BEDROOM 1: 13'1" × 8'7" (3.99m × 2.62m) A well-proportioned principal bedroom with double-glazed window and radiator.

BEDROOM 2: 7'4" × 10'2" (2.24m × 3.10m) A second bedroom with double-glazed window, radiator and built-in storage cupboard/wardrobe.

BATHROOM: 5'3" × 5'3" (1.60m × 1.60m) Fitted with a three-piece white suite comprising a panelled bath with electric shower over, pedestal wash basin and WC, extractor fan and a frosted double-glazed window.

LIVING ROOM: 17'0" × 10'9" (5.18m × 3.28m) A generous reception room with double-glazed bay window, radiator, ceiling coving, door to:

KITCHEN: 8'3" × 8'8" (2.51m × 2.64m) Fitted with a range of traditional oak-style wall and base units, contrasting work surfaces and tiled splashbacks incorporating a decorative border. Electric hob with oven beneath and cooker hood above. Further features include space and plumbing for a washing machine, wall-mounted gas combi boiler, double-glazed window and radiator.

EXTERNAL: In addition to the rear garden, the front of the property is set alongside a shared parking area with an allocated parking bay and grass frontage

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer













T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

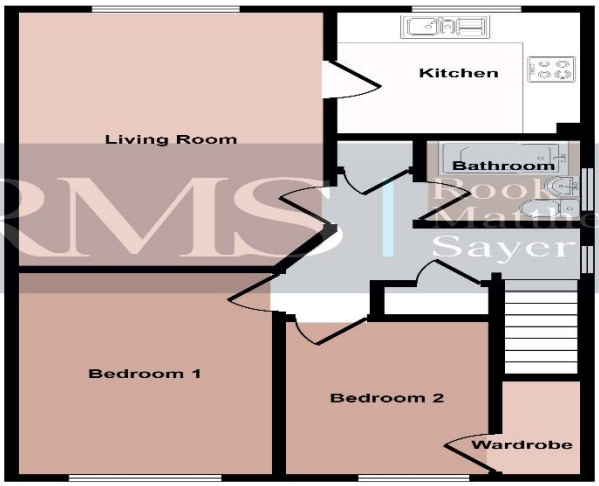
RMS | Rook Matthews Sayer











First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Allocated Parking Bay

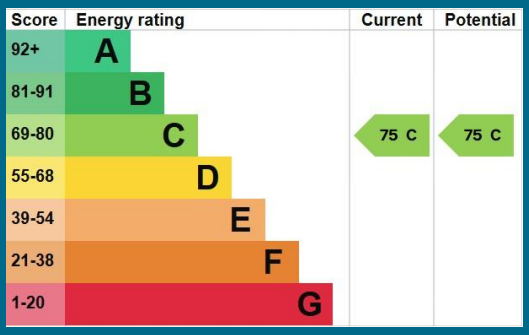
MINING
The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE
Leasehold – It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser
Lease 999 Years from 01/07/1998 (981 years remaining)
No Service Charge, No Ground Rent.

COUNCIL TAX BAND: B

EPC RATING: C

WB3979.TJ.DB.06/11/2026 v.3



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

T: 0191 2463666
Branch whitleybay@rmsestateagents.co.uk

RMS | Rook Matthews Sayer