



Hillsden Road | Beaumont Park | NE25 9XG

£600,000

Positioned within the well-regarded Beaumont Park area of Whitley Bay, this substantial detached home offers an impressive footprint, a versatile layout and a beautifully private rear garden, a combination that makes it stand out within this established residential setting. The property sits comfortably on its plot with a wide frontage, double width driveway and integral garage, while internally the space unfolds in a way that feels both practical and adaptable. A welcoming hallway leads through to a front facing living room, centred around an electric fire and filled with natural light, creating a warm and inviting place to unwind. To the rear, the layout becomes more sociable. The dining room connects seamlessly into the conservatory, providing an additional reception space overlooking the garden, ideal for everyday living as well as entertaining. The kitchen is well proportioned and split into defined working and dining areas, fitted with a range cooker, ample units and worktop space, with direct access to both the garden and garage. A separate study offers flexibility for home working or quieter use, alongside a convenient ground floor W.C. Upstairs, the sense of space continues with four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes, as does the second bedroom, while the remaining rooms provide flexibility for family life, guests or additional workspace. A spacious bathroom completes the first floor. Externally, the rear garden is a key feature that is private, established and well maintained, with patio, lawn and mature planting creating a peaceful setting. To the front, a lawned garden and double driveway lead to the integral garage. A well-balanced home in a consistently popular location, offering space, flexibility and excellent potential.

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ENTRANCE PORCH: Front entrance door, tiled floor, door to:

HALLWAY: Stairway to first floor, wood flooring, decorative coving, radiator, door to:

STUDY 5'8" x 8'8" (1.73m x 2.64m): Double glazed window to front, radiator.

W.C. 4'11" x 5'7" (1.50m x 1.70m): Low level W.C, wash basin, tiled walls, radiator.

LIVING ROOM 11'8" x 15'2" (3.56m x 4.62m): Electric fire, double glazed window to front, decorative coving, wood flooring, radiator.

DINING ROOM 11'5" x 12'1" (3.48m x 3.68m): Decorative coving, radiator, door to:

CONSERVATORY 11'2" x 9'4" (3.40m x 2.84m): Double glazed windows, wood flooring, radiator, double glazed door to rear garden

KITCHEN 11'8" x 10'3" (3.56m x 3.12m) maximum measurements: Dishwasher, basin with mixer tap, space for dining, radiator, double glazed windows, gas combi boiler, door to:

KITCHEN MAIN AREA 11'8" x 14'4" (3.56m x 4.37m): Space for range cooker with gas fitting, extractor hood, wall and base units, worktops, basin with mixer tap, plumbing for washing machine, space for appliances, radiator, double glazed windows, door to garden, door to garage.

BEDROOM ONE 15'6" x 11'8" (4.72m x 3.56m) including fitted wardrobes: Fitted wardrobes, radiator, double glazed window.

BEDROOM TWO 10'6" x 11'6" (3.20m x 3.51m) (including fitted wardrobes): Fitted wardrobes, radiator, double glazed window.

BEDROOM THREE 9'6" x 11'7" (2.90m x 3.53m): Radiator, double glazed window.

BEDROOM FOUR 10'6" x 7'1" (3.20m x 2.16m): Radiator, double glazed window.

BATHROOM 7'6" x 7'9" (2.29m x 2.36m): Bath, shower enclosure, W.C, vanity wash basin, chrome towel radiator, tiled walls

GARAGE 14'7" x 17'2" (4.45m x 5.23m): Electric door

EXTERNALLY: Front garden, double width driveway, integral garage, private rear garden with patio, lawn and mature borders.

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PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: Garage/Driveway

MINING

The North East 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

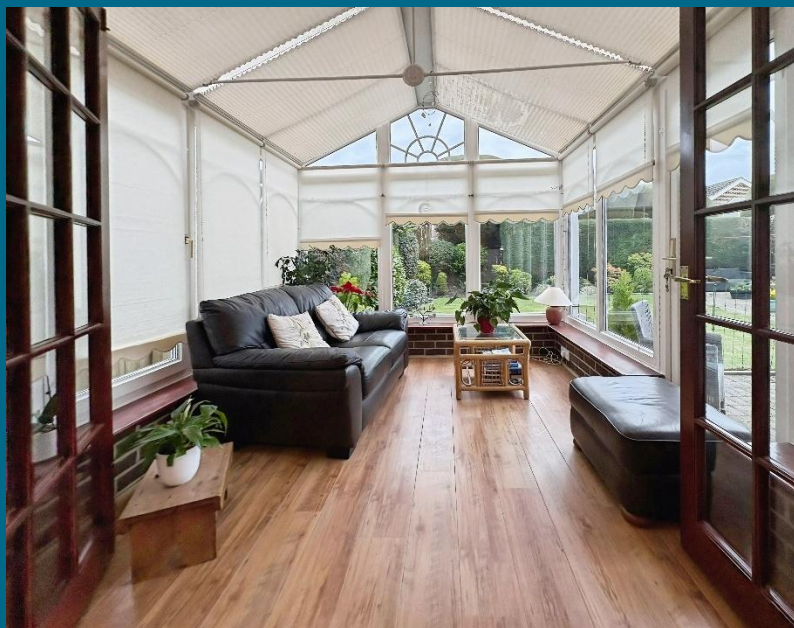


COUNCIL TAX BAND: E

EPC RATING: C

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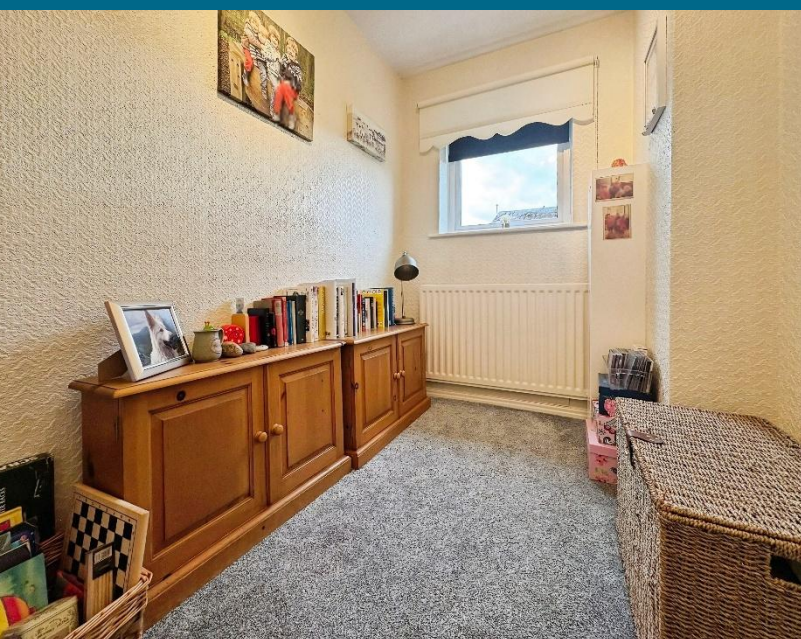
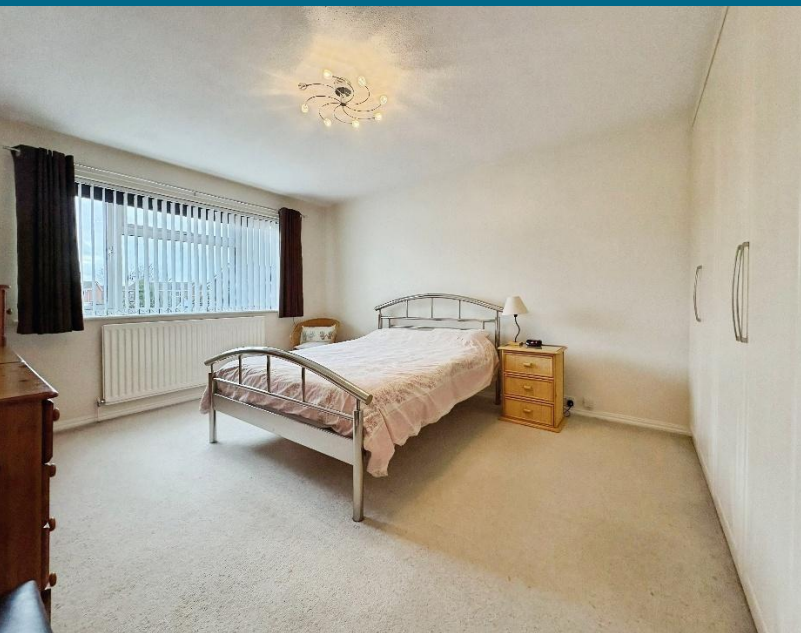
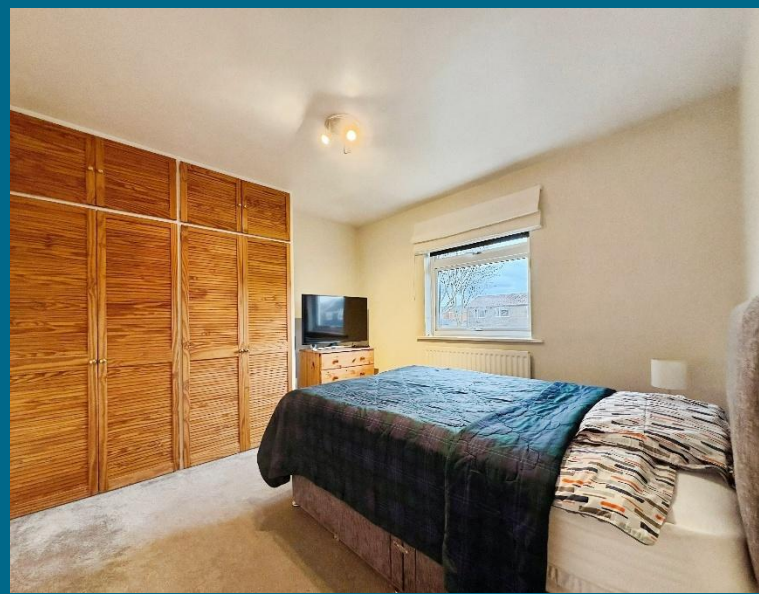
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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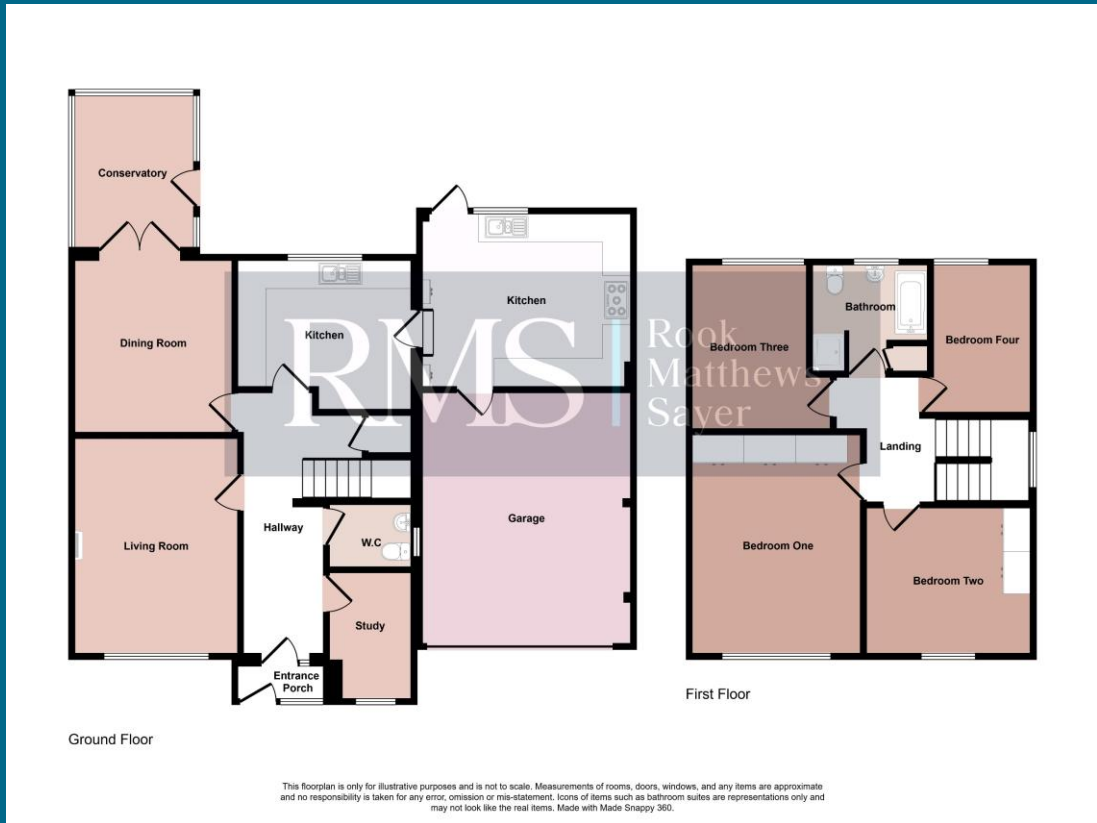
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

