



## 2 Bedroom Flat

Hayward Avenue, Seaton Delaval, Whitley Bay

£130,000



- Ground floor apartment
- Two bedrooms
- Well-proportioned living space
- Ideal for first-time buyers or investors
- Low-maintenance accommodation
- Convenient residential location
- Close to local amenities/transport links
- Sought-after Seaton Delaval setting



## 2 Bedroom Flat

£130,000

Hayward Avenue, Seaton Delaval, Whitley Bay, NE25  
OAF

Tucked away on Hayward Avenue, this well-maintained two-bedroom ground floor flat offers an excellent opportunity for first-time buyers, downsizers or investors seeking a low-maintenance home in a convenient location.

The property benefits from ground floor access, making it particularly appealing for those looking to avoid stairs, while still enjoying a well-proportioned internal layout.

Internally, the accommodation comprises a welcoming entrance leading through to a bright and comfortable lounge, offering a relaxed living space. The kitchen is positioned to the rear and provides a practical layout with ample storage and workspace.

There are two bedrooms, including a generous principal bedroom, alongside a second room ideal as a guest bedroom, nursery or home office. A well-appointed bathroom completes the internal accommodation.

Outside there is a garden to the front of the property and a rear yard with off road parking for multiple vehicles.

## Location

Seaton Delaval offers the perfect blend of coastal living and convenience, with easy access to nearby beaches, local amenities and excellent transport links into Newcastle.

## Property Description

### Ground Floor

#### Entrance hallway and internal porch -

**Living room - 14' 9" x 14' 5" (4.5m x 4.4m)** A beautifully presented and generously proportioned living space, enhanced by impressive high ceilings and large windows that flood the room with natural light.

The room offers a comfortable yet versatile layout, easily accommodating both lounge and dining areas, making it ideal for modern day living. A charming feature fireplace with inset stove creates a natural focal point, adding warmth and character to the space.

Tastefully decorated in soft, neutral tones, the room feels both bright and welcoming, while the proportions allow for a range of furniture configurations without compromising on space.

To the rear, there is a defined dining area positioned beside the window perfect for everyday dining or entertaining and seamlessly connecting the living and kitchen areas.

**Kitchen - 16' 0" x 9' 10" (4.9m x 3m)** A well-appointed and thoughtfully laid out kitchen, offering a practical and stylish space for everyday living. Fitted with a range of modern wall and base units in a warm wood finish, the kitchen is complemented by contrasting work surfaces and tiled splashbacks.

The layout provides ample storage and preparation space, along with integrated cooking appliances including an oven, hob and extractor, making it a functional space for both cooking and entertaining.

A large window allows for excellent natural light,



enhancing the bright and airy feel, while the generous ceiling height further adds to the sense of space. There is also room for additional freestanding appliances, offering flexibility to suit a variety of needs.

Positioned just off the main living space, the kitchen connects seamlessly with the rest of the property, creating a layout well suited to modern lifestyles.

**Bedroom one - 14' 9" x 14' 7" (4.5m x 4.47m)** A beautifully presented and generously proportioned principal bedroom, enhanced by impressive high ceilings and large windows that allow for an abundance of natural light.

The room offers ample space for a full suite of bedroom furniture, while still maintaining a bright and airy feel. A charming feature fireplace adds character and creates a natural focal point within the room.

Finished in soft, neutral tones, the space feels calm and inviting, with a layout that lends itself perfectly to both relaxation and practicality.

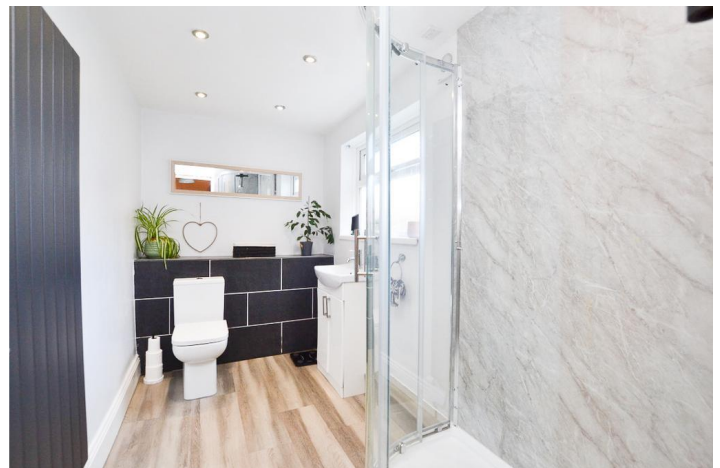
**Bedroom two - 10' 4" x 7' 6" (3.16m x 2.3m)** A well-presented second bedroom, offering a bright and comfortable space ideal as a guest room, nursery or home office. The room benefits from a large window allowing for plenty of natural light, enhancing the light and airy feel.

Finished in neutral tones, the space is both versatile and easy to personalise, with room for essential bedroom furniture without compromising on comfort.

**Bathroom - 10' 7" x 5' 5" (3.24m x 1.66m)** A stylish and well-appointed shower room, finished to a modern standard and offering a clean, contemporary feel throughout. The space features a large walk-in shower enclosure with glass screening, complemented by attractive tiled surrounds.

A modern wash hand basin with vanity storage and a low-level WC complete the suite, while neutral tiling and flooring enhance the bright and airy atmosphere.

The room benefits from natural light via a frosted window, alongside ceiling spotlights, creating a well-lit and practical space ideal for everyday use.



# Floorplan(s)

## Hayward Avenue



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>73 C</b>
55-68	<b>D</b>	<b>67 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.