



North Parade Whitley Bay

A rare and exceptional example of luxury throughout! This family home has been, in our opinion, presented to show home standard from the second you walk through the door. The current owners have invested substantially, using thought, love and great skill to showcase this property, which oozes space, elegance, charm and style! A product and build of the Edwardian period, circa 1901, boasting wonderful original features with a blend of eclectic and ornate design, preserving this sought after period of history with modern day luxury. The location of this family home encompasses a tremendous mix of outdoor coastal living, with the glorious beach and promenade just a short walk away, together with an established local, supportive street community association. The vibrant town centre of Whitley Bay is just a short walk in the opposite direction, having just proudly won The Times Award for the best place to live in the North of England. With highly sought after schools, local amenities, Metro and bus routes with excellent transport links, we really believe this is one of the best locations and properties to consider for your next move! Entrance vestibule, magnificent hallway, lounge with gorgeous bay window, fitted shutters and wonderful views towards the sea, original marble fireplace, cast iron fire and grate. The lounge opens through to the stunning family dining kitchen with French doors out to the town garden, you will fall in love with the exposed brick, recessed hearth and captivating multi-fuel burning stove. The contemporary re-fitted Wren kitchen also includes appliances and instant hot water Quooker tap. Large family room, fantastic as a home office/snug or playroom, with French doors out to the garden, downstairs shower room. Split level, impressive landing area with four, large double bedrooms, three with gorgeous fireplaces and the principle with airconditioning/instant heat system. Fabulous family bathroom with separate shower and stylish en-suite shower room to bedroom three. Large private town garden with parking, front garden area. The owner will be relocating, therefore no onward chain is a benefit of this family home, along with the option to negotiate many high end, quality furniture items.

£435,000

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Double Glazed Entrance Door: Stained leaded light top, into:

ENTRANCE VESTIBULE: dado rail, feature panelling, Victorian tiled floor, door with original stained leaded light side panes opening to:

ENTRANCE HALLWAY: A beautiful and impressive hallway, stunning, original, turned staircase with newel post and stair runner carpet, up to the first floor, spotlights to ceiling, feature panelling to walls, dado rail, cornice to ceiling, radiator, contemporary flooring, the under-stair recess provides a useful utility space with plumbing for the automatic washing machine, storage, power and lighting, door to:



LOUNGE: (front): 16'9 x 14'9, (5.11m x 4.50m), with measurements into alcoves and feature, double glazed bay window with fitted shutter blinds. The front bay window boasts some beautiful views towards the sea and promenade, picture rail, radiator, wonderful, original, marble fireplace with cast iron fire and recess, slate hearth, tiled inset, double doors through to:

DINING KITCHEN: (rear): 18'10 x 16'5, (5.74m x 5.0m), bringing tradition and style in one fabulous room, this gorgeous dining kitchen showcases a charming focal point, with an exposed brick chimney breast and recess, slate hearth and a multi-fuel stove fire as the real heart of this kitchen! The quality re-fitted "Wren" kitchen incorporates units that are stylish and practical, with a range of base, wall and drawer units, co-ordinating worktops, breakfast bar, one and a half bowl sink unit with mixer taps and Quooker instant hot water tap, integrated oven, microwave and hob, cooker hood, fridge freezer, spotlights to ceiling, wood effect flooring, double glazed French doors to the town garden, brick effect tiling, vertical ladder radiator



FAMILY ROOM: 19'7 x 11'6, (5.97m x 3.51m), A beautifully presented and spacious family room, with a range of versatile possibilities, currently utilised by the current family as a home office, but could double up as a snug/playroom or separate dining area, radiator, fitted storage, wood effect flooring, double glazed window, double glazed French doors out to the town garden, door to:

DOWNSTAIRS SHOWER ROOM: Modern shower cubicle with chrome shower and additional forest waterfall spray, pedestal washbasin with mixer taps, low level w.c. with push button cistern, contemporary glass blocks allowing additional light, mostly tiled walls, tiled floor, extractor

FIRST FLOOR LANDING AREA: Impressive, split level landing, with large loft access, pull down ladders and ample storage, feature panelling to walls, to the half landing area is:

BEDROOM TWO: (rear): 11'7 x 9'5, (3.53m x 2.87m), into alcoves, cast iron fireplace, double glazed window, radiator, feature panelling to wall

FAMILY BATHROOM: A beautifully presented, stylish bathroom, showcasing, bath with mixer taps and shower off, separate shower cubicle, chrome shower, pedestal washbasin with mixer taps, low



level w.c. with push button cistern, radiator, double glazed window, fully tiled walls, additional chrome ladder radiator, panelled ceiling with spotlights, tiled floor

BEDROOM THREE: (rear): 15'2 x 13'9, (4.62m x 4.19m), maximum "L" shaped measurements, into alcoves, marble fireplace, with cast iron fire, tiled hearth, radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM: Splendid, modern en-suite, comprising of, shower cubicle, electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower area and half tiled walls, wall heater, extractor, modern flooring

BEDROOM ONE: (front): 17'2 x 14'11, (5.23m x 4.55m), into alcoves and double glazed bay window with fitted window shutters, this is a real dream of a principle bedroom, there are free standing, quality wardrobes with hanging, storage and lighting, (negotiable), magnificent marble fireplace with cast iron fire and tiled inset, fitted air-conditioning/heating system, radiator, spotlights to ceiling

BEDROOM FOUR: (front): 13'9 x 7'5, (4.19m x 2.26m), plus recess, radiator, double glazed window

EXTERNALLY: A large, private rear town garden with double gates for secure, on-site parking if required, outside tap. The front garden is slightly elevated, walled and gated, with feature gravelling and some beautiful, side sea views

AGENTS NOTE: This property is available with no onward chain and the current owners would consider offers for items of furnishings. The owners have also had many recent upgrades to the structure of the property, further details available upon request

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

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

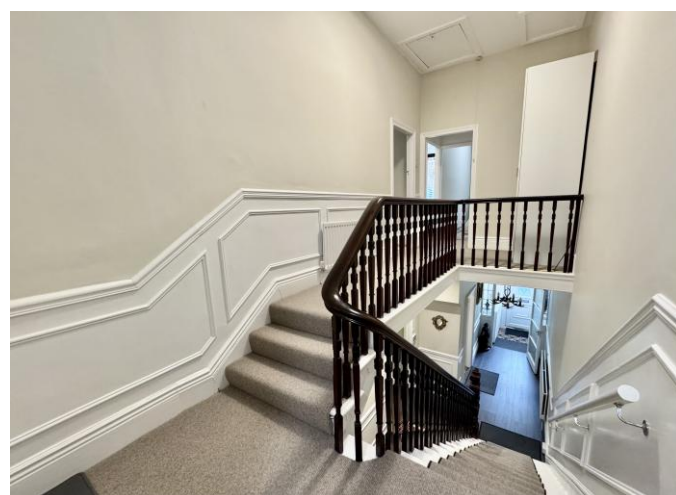
TENURE

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: C

EPC RATING: D

WB2502.AI.DB.25/1/25.V.1





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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.

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