



## Southcliff | Whitley Bay | NE26 2PB

**£850,000**

Rarely does an opportunity arise to purchase such a fabulous, pre-war period family home with spectacular, panoramic views from the front towards Whitley Bay lighthouse and to the rear looking across Cullercoats bay and towards Tynemouth Long Sands and Priory Castle. We doubt we would ever leave the house if we had the pleasure of living there, the current owners love spending days and evenings dolphin watching, waking up to stunning sunrises and lit up views in the evening. This lovely home offers the flexibility to accommodate a multitude of buyers with the ground floor having enjoyed accommodating elderly parents as it has the benefit of a downstairs shower room and bedroom, it could also be perfect for extended or younger family members. Showcasing the most beautiful second floor loft conversion, creating a show stopping open plan second lounge and stylish breakfasting kitchen with appliances. With four Velux Cabrio roof balconies, enjoy your favorite tippie whilst taking in the breathtaking views. Situated close to the beach, local schools, Metro, coffee shops and eateries, what a lifestyle Southcliff offers! This gorgeous house has ample natural light due to the South facing rear aspect, with the owners creating a wonderful, enclosed Mediterranean style town garden with paving, sitting areas, raised borders, pizza oven and log store. To the front is a private and generous front garden, walled and gated overlooking the sea and coast. You are welcomed into the useful entrance porch and impressive hallway, the front facing lounge enjoys a feature bay window with built in window seat, magnificent multi-fuel stove fire, separate dining room with feature fireplace, cast iron arch fire, conservatory overlooking the rear garden. The family kitchen is stylish with integrated appliances, separate utility, Victorian style ground floor shower room and large ground floor double bedroom overlooking the town garden. To the first floor there are three double bedrooms, all with unrivalled views! Luxurious family bathroom with slipper bath and separate shower, en-suite shower room to bedroom two. We are truly lost for words, all we can say is don't delay, we would hate you to miss the opportunity!

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**Double Glazed Entrance Door:** with stained leaded light inserts, opening into:

**ENTRANCE PORCH:** tiled floor, wall light, feature panelling, dado rail, door to:

**ENTRANCE HALLWAY:** an impressive hallway with original, turned staircase up to the first floor, radiator, wood floor, cloaks cupboard, door to kitchen, door to:

**LOUNGE:** (front): 17'9 x 15'3, (5.45m x 4.66m), with measurements into alcoves and double glazed feature bay window with fitted window seat, enjoying stunning views, wood floor, plinth, exposed brick hearth recess, stunning multi-fuel burning stove fire, perfect for cosy evenings, slate hearth, radiator, double doors to:

**DINING ROOM:** (rear): 14'6 x 12'0, (4.45m x 3.65m), into alcoves, another beautiful reception room with feature fireplace, cast iron arch fireplace, electric coal effect fire, radiator, wood floor, door to:

**CONSERVATORY:** 9'0 x 7'6, (2.74m x 2.31m), double glazed door out to the garden, tile effect flooring

**KITCHEN:** (rear): 10'4 x 10'3, (3.17m x 3.13m), a stylish and contemporary family kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, laminate flooring, double glazed window, spotlights to ceiling, brick effect tiling, under-stair cupboard, through to:

**UTILITY ROOM:** 10'4 x 5'7, (4.99m x 1.73m), stylish white base, wall and drawer units, roll edge worktops, tiled splashbacks, tiled floor, combination boiler, plumbed for automatic washing machine, spotlights to ceiling, double glazed window, double glazed stable door out to the town garden. Door from the kitchen into:

**GROUND FLOOR SHOWER ROOM:** Stunning, Victorian style shower room, boasting, shower cubicle with electric shower, vanity sink unit, low level w.c. with high level cistern, brick effect tiling, tiled floor, chrome and white radiator, double glazed window with fitted window shutter



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**BEDROOM FOUR:** (ground floor rear): 13'3 x 9'2, (4.05m x 2.80m), pleasantly overlooking the rear town garden, attractive fitted wardrobes, radiator, double glazed window, laminate flooring

**FIRST FLOOR LANDING AREA:** Staircase with exposed brick feature wall up to the second floor, door to:

**FAMILY BATHROOM;** 10'2 x 5'2, (3.10m x 1.58), an outstanding, Victorian style bathroom, showcasing, slipper bath with brass mixer taps and shower spray, spate shower cubicle with brass forest waterfall shower, pedestal washbasin, w.c. with high level cistern, chain and pull flush, feature tiling, laminate flooring, brass and white radiator, double glazed window with shutter blind

**BEDROOM ONE:** (front): 17'6 x 13'2, (5.36m x 4.02m), into alcoves and double glazed feature bay window with show stopping views, gorgeous fireplace with tiled inset, radiator

**BEDROOM TWO:** (rear): 14'5 x 9'9, (4.42m x 3.01m), into alcoves, double glazed window with fabulous views towards Cullercoats Bay, Tynemouth and the Priory, radiator, door to:

**EN-SUITE SHOWER ROOM:** Gorgeous en-suite, comprising of, shower cubicle, electric shower, pedestal washbasin, low level w.c., brick effect tiling, laminate flooring, chrome and white radiator, double glazed window with shutter blind

**BEDROOM THREE:** (front): 9'8 x 9'2, (2.98m x 2.80m) another excellent sized double bedroom with double glazed window and panoramic views, radiator

**SECOND FLOOR LANDING:** Velux window, door to:

**OPEN PLAN LOUNGE/BREAKFASTING KITCHEN:** 20'5 x 20'1, (6.24m x 6.12m), plus recess, into dormers, this beautifully appointed room boasts breathtaking, panoramic views of the sea and rugged coastline, whether at sunrise or sunset, the ever-changing horizon creates a serene and inspiring backdrop for everyday living, enabling you to live the natural beauty, openness and calming effect of being near the sea and coast. The room boasts four Velux Cabrio Roof Balconies, which allow maximum light but are incredibly versatile, enabling you to open to the top and bottom to create

Balcony sitting areas. Engineered oak Herringbone style flooring, fantastic media wall with living flame infinity fire enjoying multiple LED light settings, two three pillar radiators. The kitchen has been beautifully designed with a sleek and stylish range of base, wall and drawer units, co-ordinating worktops, integrated oven, hob, fridge, freezer and washer/dryer, double glazed dormer window with views, single drainer sink unit with mixer taps, breakfast bar, spotlights to ceiling, additional Velux window, storage into the eaves, spotlights to ceiling

**EXTERNALLY:** Large front garden mainly lawned, with path, well stocked rockery, walled and gated, enjoying access to a pedestrianized path and beautiful aspect. The rear town garden has been lovingly thought out and designed, so you may make the most of the delightful South facing aspect. Walled creating a very private space with patio, seating area, raised area with apple tree, pizza oven, (negotiable), log store, gated access to the lane

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Ask agent

Mobile Signal Coverage Blackspot: No

Parking: On Street

#### 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: D

#### EPC RATING: TBC

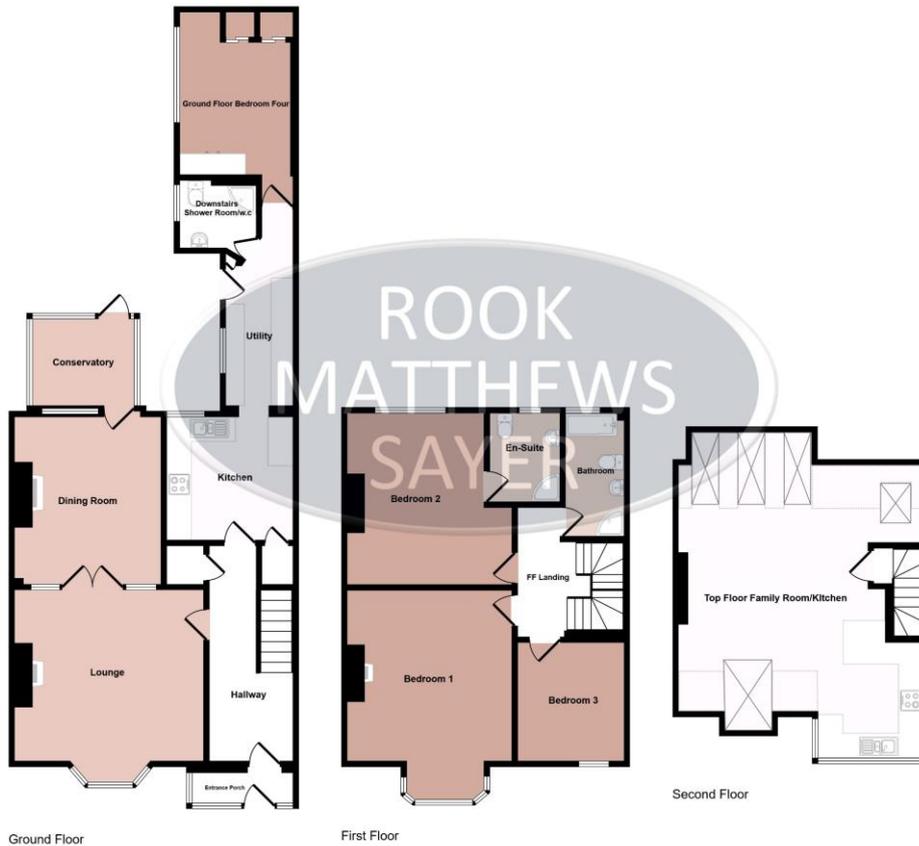
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Denotes head height below 1.5m

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 Smartly 360.

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