



## The Crescent | Whitley Bay | NE26 2JG

### £440,000

Words fail us to describe, in our opinion, one of the finest examples of period property currently on the open market right now! This exceptional three-storey family home, dating back to circa 1900, seamlessly blends timeless period charm with elegant, contemporary living. Showcasing generous proportions throughout, this beautifully presented, six bedroom property is set within stunning front and rear town gardens, creating a private and picturesque setting in the heart of town, a real outdoor oasis! Within walking distance to the vibrant town centre, Metro, our gorgeous beaches and coastline, also within catchment for popular local schools ensuring whatever your choice of lifestyle, it is here for you and your family to enjoy. With an entrance vestibule and hallway that immediately showcases this properties period grandeur with a sweeping, turned staircase taking centre stage. Beautifully proportioned lounge with feature bay window, exquisite period fireplace with multi-fuel stove fire, perfect for creating a warm, ambient glow on cooler evenings. Separate dining room with Louis style fireplace. Outstanding, family dining kitchen and breakfasting area, with stunning Inglenook recess, Range cooker, (negotiable), Belfast sink and integrated appliances. Wonderful, split level first floor landing accommodating the Victorian style bathroom, beautifully re-designed with freestanding bath. Occupying a prime position on the first floor, the principal bedroom is a truly luxurious sanctuary with French doors opening onto the private balcony - perfect for an evening beverage or morning coffee. The en suite is the piece de resistance of the principal suite - a beautifully designed space that combines period elegance with modern luxury, featuring a freestanding, central bath, "his and hers" washbasins and a walk in, Victorian style shower! There are six superb bedrooms over the first and second floor, with timeless classic styling and elegance the theme throughout. Private front and rear town gardens, pedestrianized frontage. We all have complete house envy and can't wait for you to see it!

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#### Double Glazed Entrance Door to:

**ENTRANCE VESTIBULE:** cornice to ceiling, dado rail, reclaimed period door with leaded insert and side panes through to:

**ENTRANCE HALLWAY:** A stunning and grand entrance hallway with a beautiful turned staircase up to the first floor, wooden staircase with central runner, wood effect laminate flooring, radiator and radiator cover, cornice to ceiling, feature plasterwork and corbels

**LOUNGE:** (front): 18'5 x 14'0, (5.61m x 4.27m), with measurements into feature double glazed bay window and alcoves, intricate plasterwork, cornice, picture rail, outstanding period fireplace with exposed brick recess, hearth and brass fender, multi fuel stove fire, radiator, wood flooring

**DINING ROOM:** (rear): 14'5 x 12'4, (4.39m x 3.76m), into alcoves, gorgeous Louis style fireplace with attractive electric fire, picture rail, cornice and ceiling rose, double glazed window, radiator

**BREAKFAST ROOM AND DINING KITCHEN:** (rear): 20'4 x 9'8, (6.20m x 2.05m), a fabulous family breakfast room and dining kitchen with a wonderful Inglenook recess accommodating a Range cooker, (negotiable), exposed brick recess. The kitchen is fitted with a stylish range of white base, wall and drawer units, contrasting worktops, integrated dishwasher, washing machine, two fridges, large Belfast sink with mixer taps, vertical radiator, double glazed window, double glazed door out to the garden area, under-stair cupboard with electric point, Victorian style, tile effect flooring

**HALF LANDING AREA:** loft access, turned staircase up to the first floor landing, door to:

**BEDROOM TWO:** (rear): 13'2 x 10'0, (4.01m x 3.05m), maximum measurements into recess, double glazed window, radiator

**FAMILY BATHROOM:** 9'0 x 6'3, (2.74m x 1.91m), a luxurious, Victorian style bathroom showcasing, freestanding bath with claw feet, mixer taps and shower spray, pedestal washbasin, low level w.c., chrome and white period style radiator, two double glazed windows, brick effect tiling, cornice to ceiling, laminate flooring

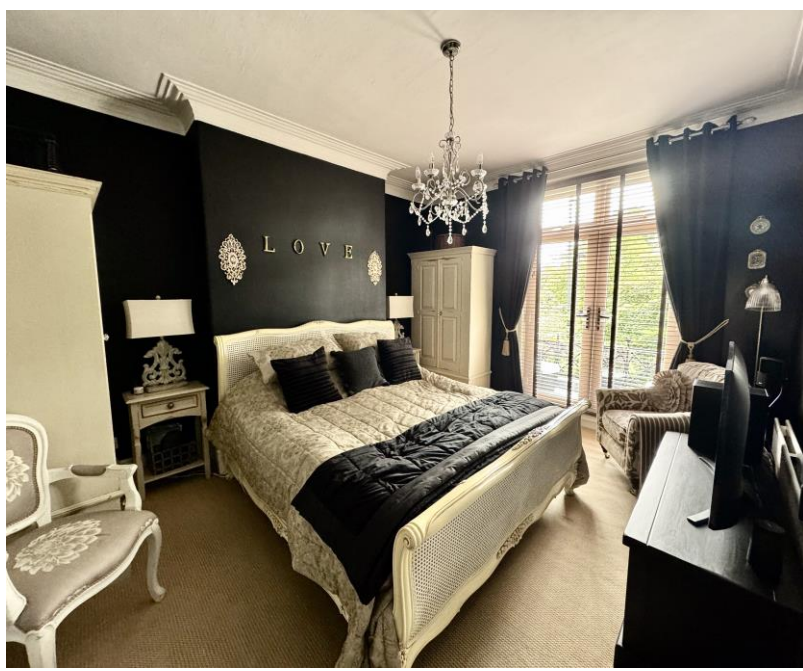


T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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**FIRST FLOOR LANDING:** An impressive and spacious landing area with turned feature staircase up to the second floor, door to:

**BEDROOM ONE:** (front): 15'9 x 12'2, (4.80m x 3.71m), into alcoves, elegant and classic principal bedroom with a double doors opening to a fabulous, private wrought iron balcony, where you can sit and enjoy the world going by, cornice to ceiling, radiator, double doors through to:

**EN-SUITE BATHROOM SUITE:** 14'4 x 12'5, (4.37m x 3.78m), An absolute dream of an en-suite bathroom suite, with a show stopping, free standing large bath with freestanding taps and shower spray, walk in shower cubicle with Victorian style shower and large forest waterfall spray, "his and hers" washbasins, w.c. with high level cistern, chain and pull, three pillar radiator, additional chrome and white towel radiator, tiled floor, Victorian style tiling to walls, double glazed window, cornice to ceiling

**BEDROOM FIVE:** (front): 9'9 x 6'7, (2.97m x 2.0m), radiator, double glazed window

**SECOND FLOOR HALF LANDING:** stairs up to the second floor landing, skylight window

**SECOND FLOOR LANDING:** loft access, door to:

**BEDROOM THREE:** (rear): 14'7 x 11'4, (4.45m x 3.45m), Velux window, cast iron original fireplace, radiator, some restricted headroom

**BEDROOM FOUR:** 14'8 x 13'0, (4.47m x 3.96m), into double glazed dormer window, radiator, cast iron fireplace, radiator

**BEDROOM SIX:** (front): 11'4 x 6'0, (3.45m x 1.83m), radiator, skylight

**EXTERNALLY:** Victorian style tiled bath, wrought iron fencing, artificial lawn and feature gravelling, creating a beautiful front garden space. To the rear of the property is an absolute haven and oasis garden, lovingly and thoughtfully created by the current owners. Enclosed and private pergola area with horizontal slat fencing, paved patio and outside lighting, additional paved patios, walled with secure gate to rear lane with permit parking. The front of the property is pedestrianised, providing a safe space for children and pets.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains /Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street, permit parking. Additional permits £25 per year

#### 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

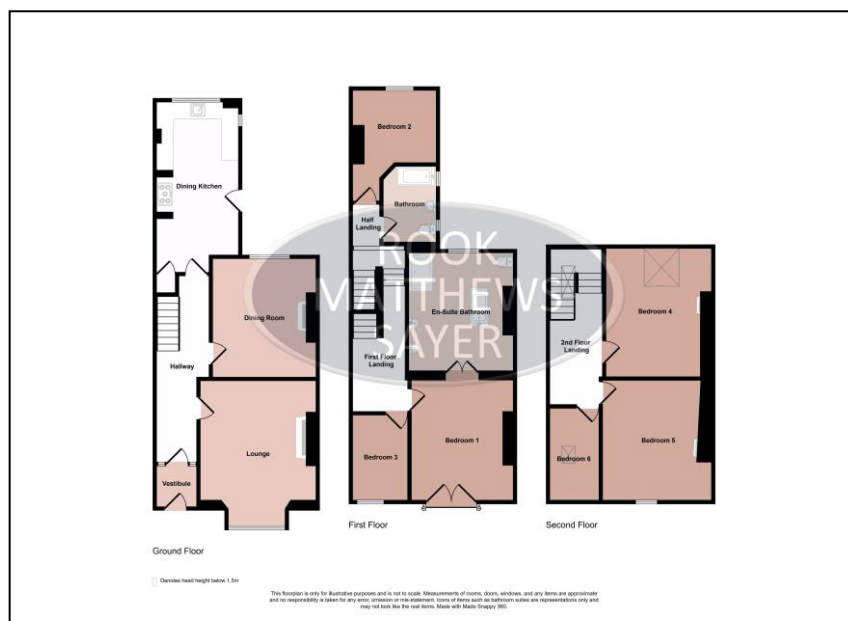
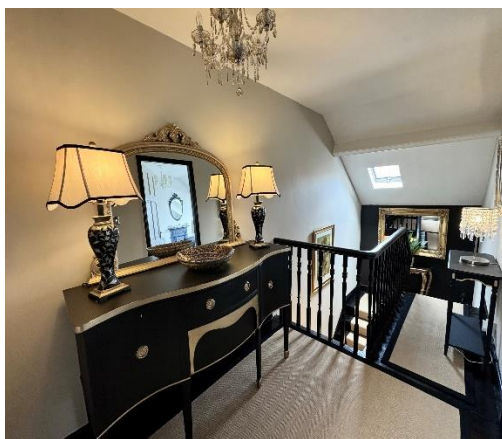
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**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 has any authority to make or give any representation or warranty whatever in



**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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