



Clifton Terrace | Whitley Bay | NE26 2JD

**£150,000**

Perfectly positioned in the heart of Whitley Bay, within walking distance to the Metro, local shops, bus routes and stunning beaches, this immaculately presented ground floor flat offers stylish and versatile accommodation. The property showcases a welcoming hallway, spacious lounge, contemporary re-fitted kitchen, finished with sleek white gloss units, integrated appliances, ample storage and workspace, there is also direct access to the rear yard. Refitted shower room with large walk-in shower, two bedrooms one of which is a generous double, plus an additional room which could be utilised as a study/office. Externally, the property enjoys a large, private rear yard with artificial turf and a useful secure storage outbuilding. Further features include gas central heating, double glazing, and the added benefit of no onward chain.

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: through to:

ENTRANCE HALLWAY: spacious hallway with radiator, dado rail, laminate flooring, door to:

LOUNGE: (front): 15'9 x 12'0, (4.80m x 3.66m), into alcoves and double glazed window allowing maximum light into this lovely room, radiator, cornice to ceiling

KITCHEN: (rear): 13'3 x 9'9, (4.04m x 2.97m), a stylish and modern kitchen incorporating a range of white, base, wall and drawer units, contrasting worktops, single drainer sink unit with mixer taps, integrated electric oven, hob, cooker hood, combination boiler, tiled splashbacks, contemporary flooring, double glazed window, double glazed door out to the rear garden, radiator



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**BEDROOM ONE:** (rear): 12'2 x 12'1, (3.71m x 3.68m), radiator, double glazed window, storage cupboard

**BEDROOM TWO:** (front): 17'3 x 7'6, (5.26m x 2.29m), maximum measurements, into recess, laminate flooring, double glazed window, radiator

**STUDY/SNUG:** 8'3 x 5'9, (2.52m x 1.75m), laminate flooring, radiator

**SHOWER ROOM:** stylish, re-fitted shower room, incorporating, shower cubicle, electric shower, pedestal washbasin, low level w.c. with push button cistern, radiator, double glazed window, extractor

**EXTERNALLY:** large private rear town garden with paving, artificial lawn, large, secured storage shed

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: "Cable/FTTC/FTTP/

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**

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 19/06/1990 years remaining 90

Ground Rent: £10per annum

#### **COUNCIL TAX BAND: A**

#### **EPC RATING: C**

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## Awaiting Approval of Floorplan

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 C      |
| 55-68 | 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.

