



Kenilworth Road | Monkseaton Village | NE25 8BB

£180,000

We are so excited for you to see this fabulous, Victorian, upper flat, located on the ever popular, tree lined Kenilworth Road, in the heart of Monkseaton Village. Within walking distance to the Metro, shops, eateries, local schools and approximately a ten-minute walk from the vibrant Whitley Bay town center and the beach. There are gorgeous walks on your doorstep and Churchill playing fields, bowls and a tennis court close by too! The welcoming entrance lobby leads to a spacious first floor landing, the lounge enjoys ample natural light through the feature bay window, attractive feature fireplace with gas, coal effect fire, two double bedrooms, the principal bedroom with fitted wardrobes and access into the bathroom with shower. Stylish breakfasting kitchen, favourably located off the landing area, steps down to the private rear yard with artificial lawn, shared front forecourt access, gated and walled.

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Entrance Door to:

ENTRANCE LOBBY: staircase up to the first floor

FIRST FLOOR LANDING AREA: loft access with pull down ladders, we understand that the loft is three quarter boarded for storage purposes, through to:

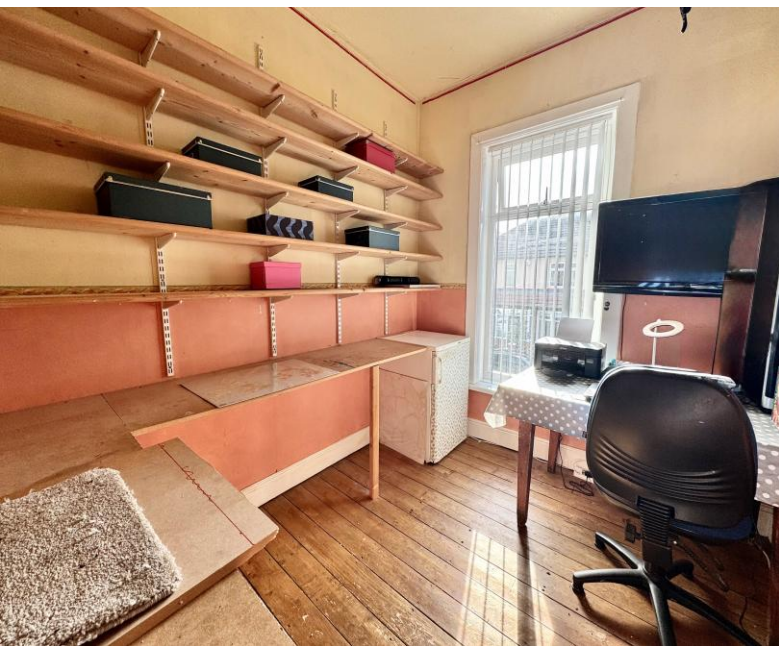
LOUNGE: (front): 16'7 x 13'2, (5.05m x 4.01m), into alcoves and feature double glazed bay window, allowing maximum light into this lovely room, attractive feature "Adam Style" fireplace with gas, living flame fire, hearth and back panel, radiator, cornice to ceiling, ceiling rose, picture rail, radiator

BREAKFASTING KITCHEN: (rear): 10'1 x 7'8, (3.07m x 2.33m), unusually off the main landing area with double glazed window, the kitchen is fitted with a stylish 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, plumbed for automatic washing machine, breakfast bar, tiled splashbacks, radiator

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BEDROOM ONE: (rear): 13'9 x 11'5, (4.19m x 3.48m), excluding depth of two double fitted wardrobes, radiator, double glazed window, door and steps down to:

BATHROOM: comprising of, bath, shower, pedestal washbasin, low level w.c., radiator, double glazed window, combination boiler, tiling, double glazed door and steps down to rear town garden

BEDROOM TWO: (front): 9'4 x 7'9, (2.84m x 2.36m), radiator, double glazed window, fitted shelving

EXTERNALLY: private and enclosed rear town garden with gated access out to the lane. Shared access to front, walled with gate

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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: 999 years from 01/07/1988 remaining years 962

Ground Rent: A peppercorn

COUNCIL TAX BAND: A

EPC RATING: C

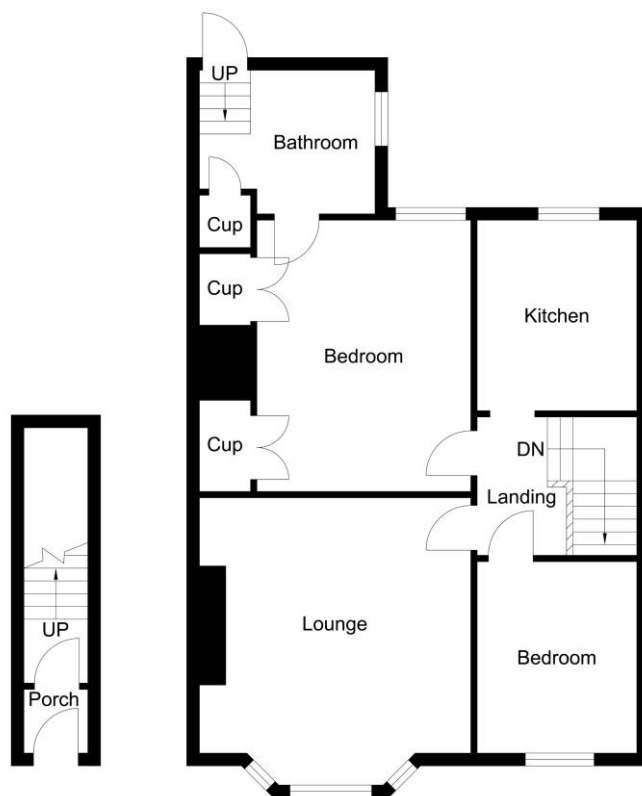
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Ground Floor

First Floor

85 Kenilworth Road

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 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.

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