



Windsor Road | Whitley Bay | NE25 8EH

**£595,000**

Rarely available on the open market and showcasing all of the charm, character and beauty of the pre-war era in its entirety. Oozing style, charm, space and elegance throughout, this property has been substantially re-designed and upgraded, creating a wonderful family space! Within catchment for local schools of excellence, walking distance to Monkseaton Village, Metro, eateries and amenities whilst also being a short drive or longer walk from the award winning Whitley Bay town centre and beach. A striking pre-war vestibule and entrance hall greets you, rich in character, featuring a sweeping staircase with an elegant half-landing - a grand introduction to the home's timeless charm. The principal lounge enjoys a feature bay window and aspect over the side garden area, stunning feature fireplace and open fire, perfect for cosy nights and winter afternoons. The family living and dining area is perfect for dining, relaxing and entertaining, showcasing a fabulous, re-fitted kitchen with breakfast bar, integrated appliances and Range cooker. The dining and living space opens into another feature bay window and enjoys a gorgeous recess and plinth, downstairs cloak/w.c. and utility area, half landing with fitted storage and stained leaded light window. Beautiful, split level landing area, four bedrooms, the principal bedroom with bay window, stylish fitted wardrobes and study area, there is also a concealed door into the first-floor sun room. This additional space could be utilised for a multitude of purposes, further to some cosmetic updating. Luxurious family shower room with contemporary fittings, separate w.c. Lovely, mature, wrap around gardens to the front, side and rear, with the rear enjoying a South-Westerly aspect, front driveway and garage with additional outbuildings, perfect for storage! There is also potential for further extensions, subject to planning consents.

ROOK  
MATTHEWS  
SAYER



4



2



1



#### Entrance Door to:

**ENTRANCE VESTIBULE:** feature arch window, picture rail, wood floor, original door with stained leaded light insert to:

**ENTRANCE HALLWAY:** a striking hallway with ample charm, character and period features, "L" shaped and opening through to a sweeping staircase up to the half landing and main landing area, wood flooring, original turned staircase with runner carpet, double glazed window with leaded light inserts, two radiators, dado rail, cornice to ceiling, fitted storage to the half landing area, trap door leading to ample storage space

**DOWNSTAIRS CLOAKS/W.C./UTILITY SPACE:** vanity sink unit, low level w.c. with recessed flush, roll edge worktop, plumbing for automatic washing machine, wood flooring, double glazed window

**LOUNGE:** (front): 16'4 x 12'0, (4.98m x 3.66m), with measurements into alcoves and double-glazed feature bay window with leaded tops, cornice to ceiling, picture rail, wood flooring, stunning feature fireplace with open fire, tiled inset and hearth, radiator

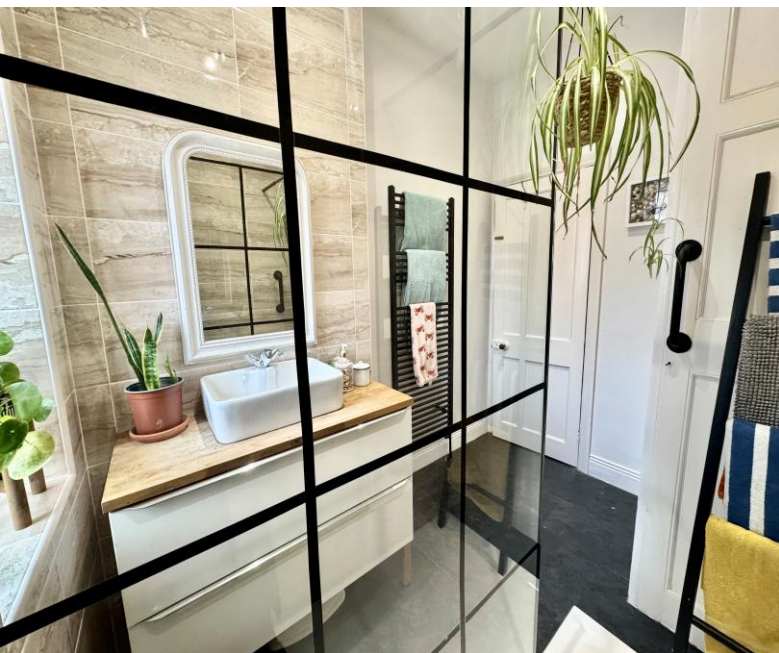
**DINING KITCHEN/LIVING AREA:** 22'1 x 13'5, (6.73m x 4.09m), a fabulous, re-designed and fitted family living and dining kitchen, with measurements into double glazed bay window, radiator, wood floor, recessed hearth, plinth, cornice, picture rail, ceiling rose, opening into the kitchen area, part divided by a gorgeous peninsula with sink unit with brass effect mixer taps, integrated double fridge and freezer, Range cooker, cooker hood, dishwasher, wood floor, spotlights to ceiling, window, three pillar Victorian style radiator



T: 0191 2463666

whitleybay@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER



**FIRST FLOOR LANDING AREA:** stained leaded light window, dado rail, door to:

**BEDROOM ONE:** (front): 15'2 x 11'8, (4.62m x 3.56m), excluding depth of stylish and attractive fitted wardrobes, providing ample hanging and storage space, co-ordinating study desk, measurements into double glazed bay window, radiator, picture rail. Behind the wardrobes is a further door entering into:

**SUN ROOM:** 13'6 x 9'6, (4.12m x 2.90m), with views along the length and breadth of the street and over the rear garden, enjoying a delightful South-Westerly aspect. This room requires some cosmetic updating and offers a variety of potential uses for the family

**BEDROOM TWO:** (side): 14'1 x 12'1, (4.29m x 3.68m), into double glazed bay window, picture rail, radiator

**BEDROOM THREE:** 12'0 x 6'4, (3.66m x 1.93m), feature panelling, radiator, double glazed window

**BEDROOM FOUR:** (front): 6'8 x 6'6, (2.03m x 1.98m), radiator, double glazed window

**SHOWER ROOM:** (rear): 8'7 x 6'5, (2.59m x 1.96m), luxurious, re-fitted shower room, showcasing, walk-in double shower cubicle, electric shower, on bench vanity sink unit with mixer taps, ladder radiator, tiled shower and walls, single glazed leaded window, tile effect flooring, spotlights to ceiling

**SEPARATE W.C.:** low level w.c., single glazed window, laminate flooring

**EXTERNALLY:** delightful, south-westerly rear garden, lawned with patio area, gated access to the front driveway and wrap around front and side garden areas. The garage measures 17'3 x 9'7, (5.26m x 2.92m), and has excellent sized rear storage and outhouse areas with an additional potting shed measuring 9'5 x 4'2.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: "Cable/FTTC/FTTP/

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

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: D

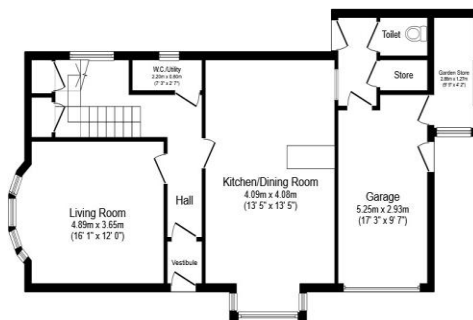
WB3066.AI.DB.13.10.2025.V.1



**T: 0191 2463666**

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**



### Ground Floor

Floor area 82.1 sq.m. (884 sq.ft.)



### First Floor

Floor area 69.4 sq.m. (747 sq.ft.)

Total floor area: 151.5 sq.m. (1,630 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 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.



T: 0191 2463666

[whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER