



Whitley Road | Whitley Bay | NE26 2NF

**£380,000**

Arranged across four impressive floors, this substantial period terrace offers exceptional living space combined with elegant character features and tasteful modern upgrades. With high ceilings, generous room proportions and a versatile layout, the property provides a rare opportunity to acquire a home of genuine scale in one of Whitley Bay's most convenient and well-connected locations. The property opens into a welcoming entrance hallway showcasing decorative arch detailing and the high ceilings typical of homes from this era. To the front sits an elegant bay-fronted living room, centred around a feature fireplace and enhanced by ornate ceiling detailing, creating a refined yet comfortable living space. Beyond this is a beautifully presented dining room, ideal for entertaining or family gatherings, with traditional alcoves and rich décor that enhance the character of the room. To the rear of the ground floor is a superb modern kitchen, fitted with contemporary units, integrated appliances and generous work surfaces. The layout provides excellent functionality while remaining sociable and well suited to everyday living, with access through to a practical utility room. A standout feature of the property is the basement level, which offers a substantial additional living area alongside extensive storage space. With excellent head height and flexible proportions, this floor lends itself to a variety of uses including a gym, games room, cinema room or workshop. The first floor provides three generously sized bedrooms alongside a stylish family bathroom featuring a freestanding bath, separate shower enclosure and contemporary fittings, complemented by a separate WC. The upper levels continue to provide spacious accommodation, including a large additional bedroom and an impressive top floor loft bedroom which offers exceptional proportions and versatility, creating an ideal principal suite or multipurpose living space. Externally the property benefits from an enclosed rear yard with a raised decked seating area and covered pergola, providing an attractive and private outdoor space ideal for relaxing or entertaining. Altogether this is a beautifully presented period home offering substantial accommodation, character and flexibility, located within easy reach of Whitley Bay town centre, transport links and the stunning local coastline.

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### Period Terrace

**Elegant bay fronted living room with feature fireplace**

**Separate dining room ideal for entertaining**

**Contemporary fitted kitchen with integrated appliances**

### Utility room providing additional practicality

**Large basement level offering versatile living space**

**Impressive loft bedroom offering exceptional space**

**Stylish family bathroom with freestanding bath and separate shower**

For any more information regarding the property please contact us today

**HALLWAY:** Entrance door, radiator, staircase leading to the first floor, access to ground floor rooms.

**LOUNGE:** 18'2" x 13'1" (5.54m x 3.99m): Double glazed bay window, feature fireplace with decorative surround, radiator, decorative coving to ceiling.

**DINING ROOM:** 12'5" x 12'4" (3.78m x 3.76m): Double glazed window, laminate flooring, radiator, fitted alcove storage.

**KITCHEN / DINER:** 15'9" x 8'11" (4.79m x 2.73m): Range of fitted wall and base units, integrated oven, induction hob, extractor hood, integrated dishwasher, stainless steel sink unit with mixer tap, double glazed window, recessed ceiling spotlights, dining area.

**UTILITY ROOM:** 10'5" x 7'3" (3.18m x 2.21m) max: Work surfaces, plumbing for washing machine, storage units, double glazed window, radiator, door providing access to the rear yard.

**BASEMENT RECEPTION ROOM:** 18'9" x 11'8" (5.72m x 3.56m): Lighting, radiator, versatile living space currently used as a gym and bar area.

**STORAGE ROOM:** 8'2" x 14'6" (2.49m x 4.42m): Lighting, useful storage space.

**LANDING:** Radiator, staircase leading to the second floor, door to:

**BEDROOM TWO:** 12'4" x 12'6" (3.76m x 3.81m): Double glazed window, radiator.

**BEDROOM THREE:** 15'0" x 9'3" (4.57m x 2.82m): Double glazed window, fitted wardrobes, radiator.

**BEDROOM FOUR:** 7'7" x 11'5" (2.31m x 3.48m): Double glazed window, radiator.

**BATHROOM:** 10'3" x 10'4" (3.12m x 3.15m): Freestanding bath with mixer tap and shower attachment, shower enclosure, wash hand basin with vanity storage, partially tiled walls, tiled flooring, heated towel radiator, double glazed windows.

**WC:** 3'7" x 4'1" (1.09m x 1.24m): Low level WC, double glazed window.

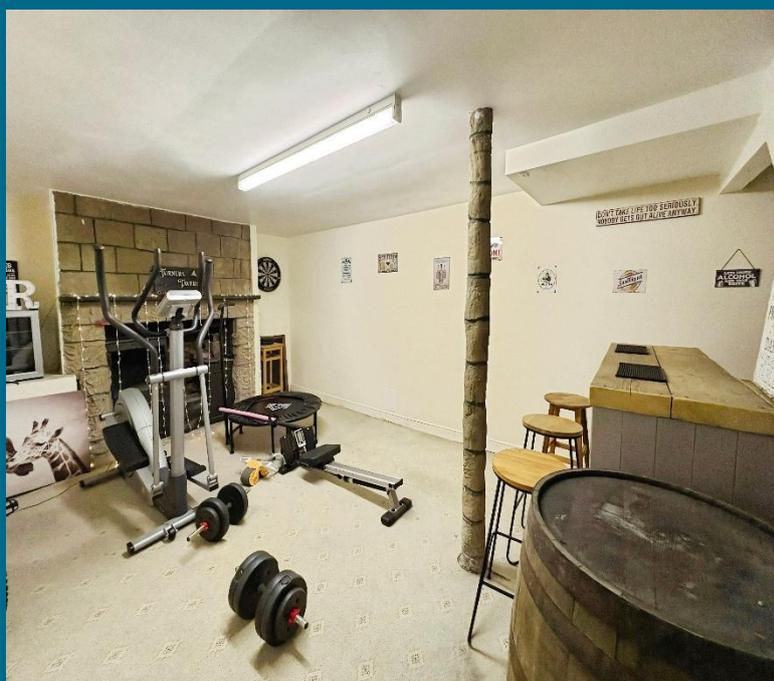
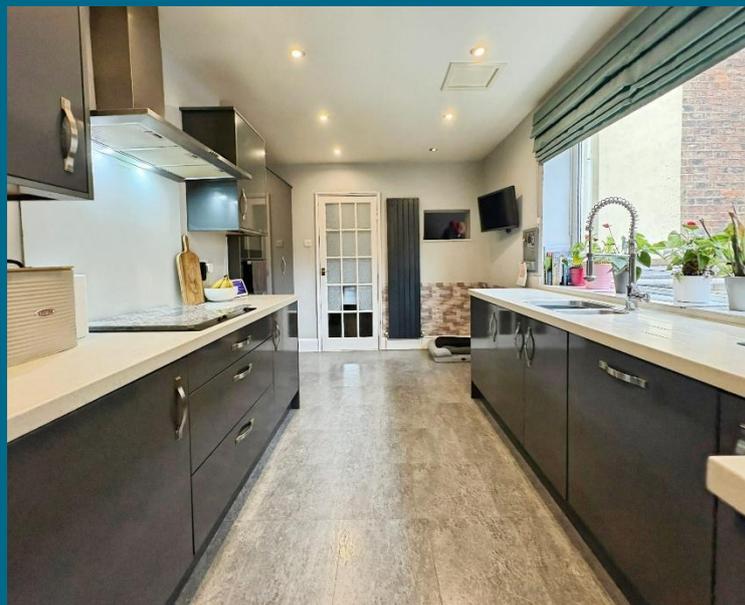
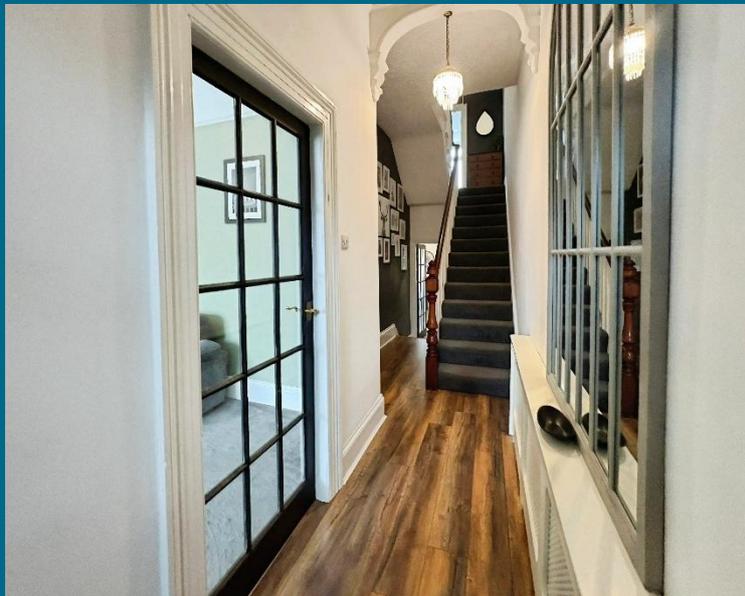
**LOFT ROOM / BEDROOM ONE:** 21'9" x 18'1" (6.63m x 5.51m): Two double glazed windows, radiator, fitted carpet, eaves storage, generous multipurpose space suitable as a principal bedroom suite or additional living area.

**EXTERNALLY:** Enclosed rear yard with raised decked seating area and covered pergola, providing an attractive outdoor seating space. Front enclosed town garden.

T: 0191 2463666

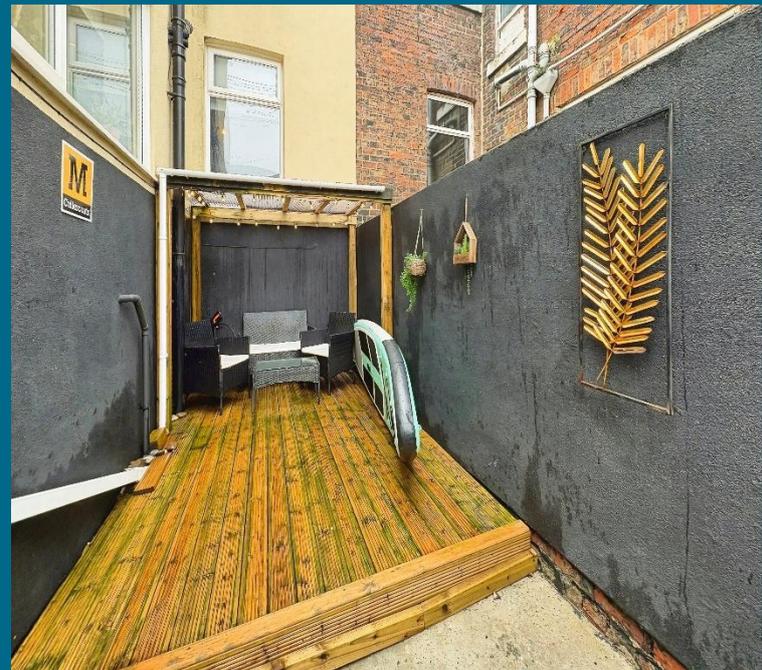
Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

**RMS** | Rook Matthews Sayer



T: 0191 2463666  
Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains/Gas  
 Broadband: FTTC  
 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: C**

**EPC RATING: D**  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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

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