



Links Avenue | Whitley Bay | NE26 1TF

£620,000

Set across three floors, this substantial four-bedroom home brings together character, impressive proportions and a superb open-plan rear living space, all complemented by a South-backing garden and an excellent amount of practical storage. To the front is a generous bay fronted living room centred around an attractive feature fireplace, while the heart of the ground floor is the expansive open-plan kitchen, dining and living area. A large central island defines the contemporary kitchen, with plenty of room beyond for both dining and relaxed seating, while an exposed brick chimney breast with log-burning stove brings warmth and character to the space. Wide bi-folding doors open directly onto the decking and South-backing rear garden, creating a particularly strong connection between the house and outside. A downstairs W.C. adds further practicality, alongside a substantial secure lean-to with double doors to the driveway and access through to the garden. The separate garage/utility/storage room provides further valuable space and opens onto the garden through French doors. Across the first floor are three bedrooms, including two particularly generous doubles with feature fireplaces and bay windows, together with a stylish bathroom featuring a freestanding bath and separate shower. The second floor is dedicated to an impressive principal suite, with a substantial bedroom enjoying its own en-suite shower room. To the front, a wide driveway provides generous off-street parking, completing a home with a strong combination of living space, character, storage and outdoor space. The location is another major part of the appeal. Links Avenue is exceptionally well placed for Whitley Bay's coastline, with the seafront quite literally at the bottom of the street, making the seafront and promenade an easy part of everyday life. The property is also ideally positioned for a choice of highly regarded local schools, together with Whitley Bay town centre, Metro connections and the excellent range of shops, cafés, restaurants and amenities found throughout the surrounding area.

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**Substantial Four-Bedroom Home
Arranged Across Three Floors**

**Impressive Open-Plan Dining
Kitchen**

**Generous South-Backing Rear
Garden**

**Top-Floor Principal Bedroom with
En-Suite**

**Stylish Bathroom with Freestanding
Bath and Separate Shower**

Downstairs W.C

Full Width Driveway

**Fantastic Location for Amenities,
Transport Links and Whitley Bay
Beach**

ENTRANCE HALL: Entrance door, staircase to first floor, radiator, door to:

LIVING ROOM: 17'8" x 12'7" (5.38m x 3.84m) Generous reception room with double glazed bay window, radiator, decorative coving, alcove shelving and storage, feature fireplace with open fire.

DOWNSTAIRS W.C: Low level W.C., wall-mounted wash basin with tiled splash back, radiator and extractor fan.

DINING KITCHEN: 20'5" x 23'1" (6.22m x 7.04m) Impressive open-plan dining kitchen forming a substantial living and dining space, with fitted kitchen area and central island, generous space for dining and seating, log-burning stove, bi-folding doors to the garden, door to:

SECURE LEAN-TO: 25'0" x 7'0" (7.62m x 2.13m) Substantial covered and secure storage area with translucent roof, double doors opening to the driveway and side door providing access to the garden. Particularly useful for bicycles, outdoor equipment and general storage, door to:

GARAGE / UTILITY / STORAGE: 7'3" x 20'4" (2.21m x 6.20m) A particularly useful additional space currently providing utility and storage facilities, with plumbing for washing appliances, exposed roof timbers, side door to the garden and double-glazed French doors opening to the rear garden

BEDROOM TWO: 17'5" x 12'4" (5.31m x 3.76m) Excellent double bedroom with large double glazed bay window, feature fireplace with tiled inset, radiator.

BEDROOM THREE: 12'4" x 17'6" (3.76m x 5.33m) Generous double bedroom with large double glazed bay window, feature fireplace with tiled inset, radiator.

BEDROOM FOUR: 7'7" x 8'6" (2.31m x 2.59m) Double glazed window, radiator.

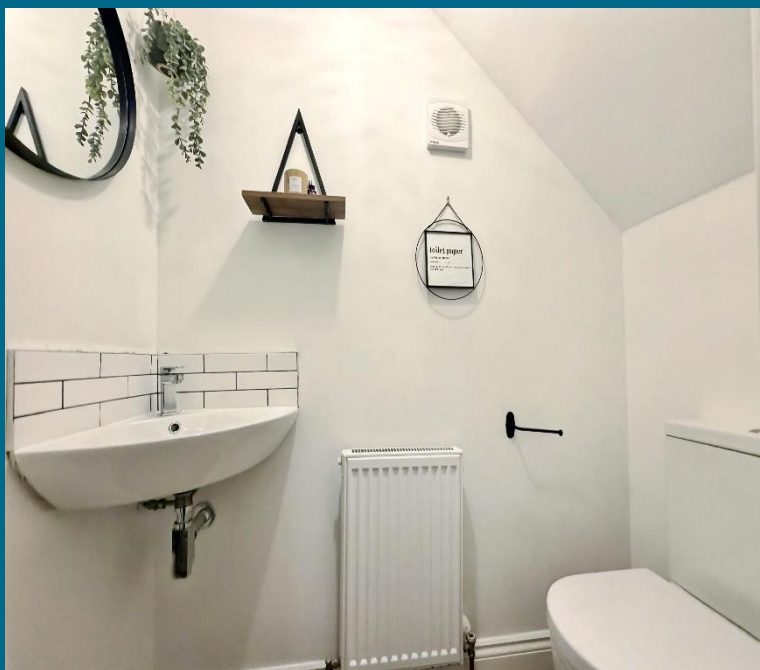
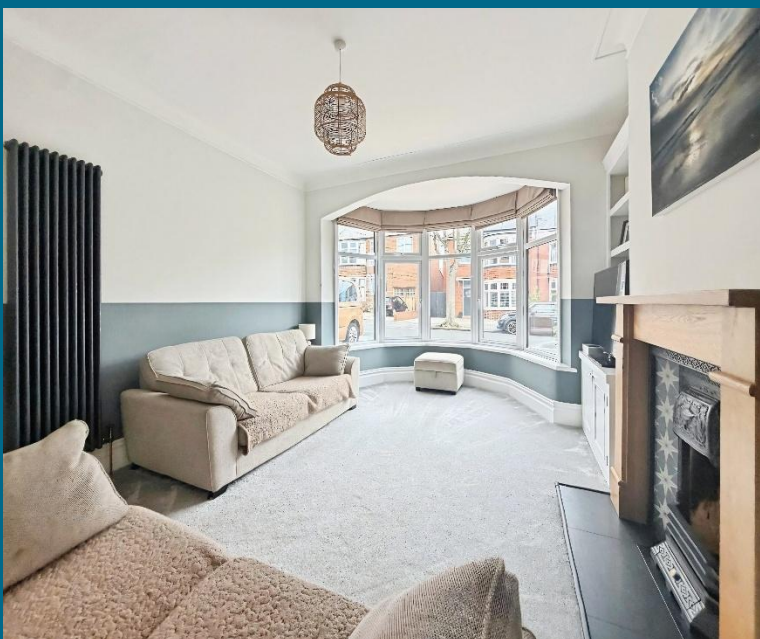
BATHROOM: 8'6" x 7'2" (2.59m x 2.18m) Stylishly appointed bathroom comprising freestanding bath with floor-mounted mixer tap and shower attachment, separate glazed shower enclosure with rainfall-style shower, low level W.C. and pedestal wash basin. Part tiled walls and tiled splash backs, tiled flooring, heated towel rail, double glazed frosted window.

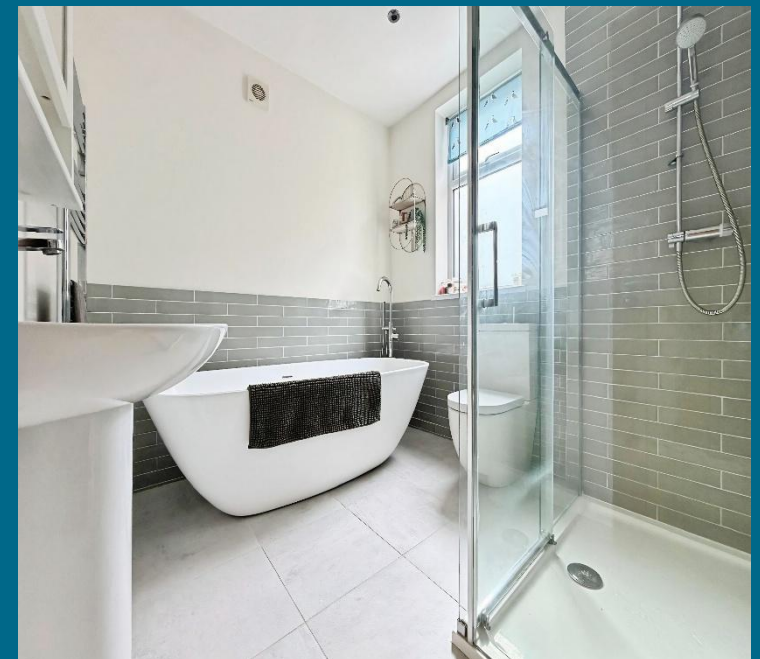
BEDROOM ONE: 20'5" x 11'0" (6.22m x 3.35m) Impressive principal bedroom occupying the upper floor, with part-vaulted/sloping ceiling, two skylight windows, wide double-glazed window, radiator, storage cupboards, door to:

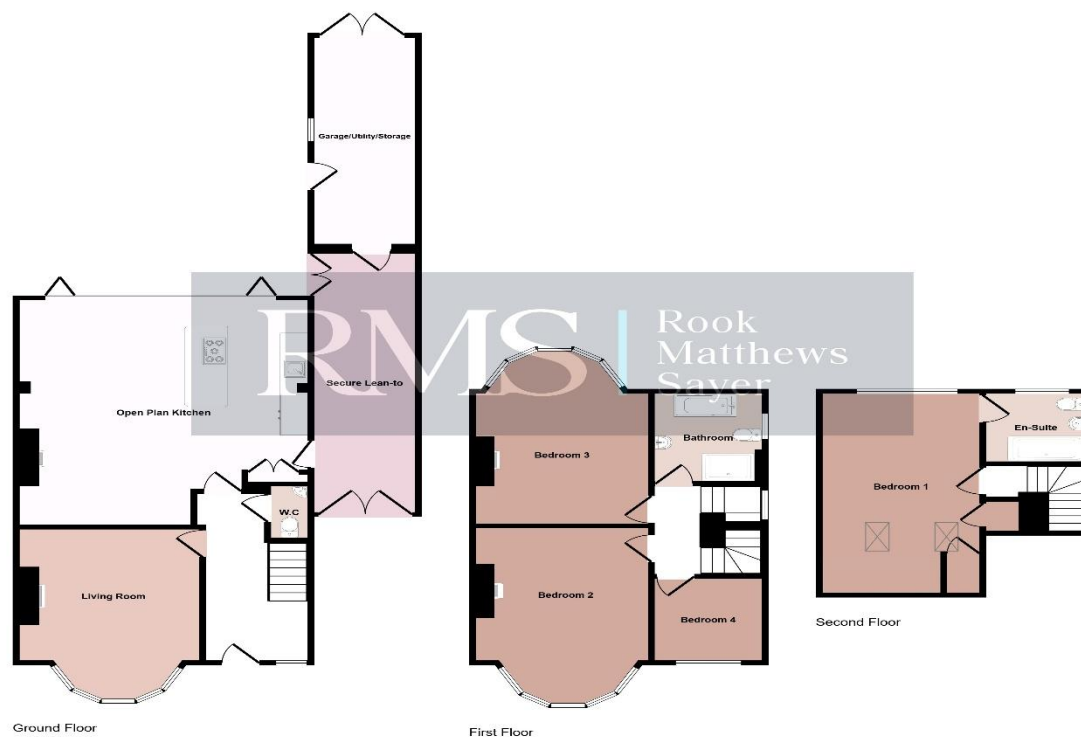
EN-SUITE: 7'0" x 6'8" (2.13m x 2.03m) Large walk-in shower enclosure with rainfall-style shower, low level W.C., pedestal wash basin, part tiled walls, heated towel rail, double glazed frosted window.

EXTERNALLY: To the front, the property benefits from a wide driveway providing generous off-street parking, with access to the secure lean-to.

To the rear is a South-backing garden, creating an excellent outdoor extension of the ground-floor living space. The open-plan kitchen/dining/family room opens directly onto the garden via wide bi-folding doors, with a decked seating area immediately beyond. The garden can also be accessed from the garage/utility/storage room via double glazed French doors and from the secure lean-to via a side door, giving the outside space particularly good connectivity with the house and ancillary areas.







Ground Floor

First Floor

Second Floor

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: "Cable/FTTC/FTTP/

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

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

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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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