



Beacon House, Whitley Bay



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £220,000

Description

SPACIOUS AND WELL PRESENTED TWO BEDROOM FOURTH FLOOR APARTMENT WITH PANORAMIC SEA VIEWS, PRIVATE RESIDENT PARKING AND GARAGE - AVAILABLE WITH NO UPPER CHAIN

Brannen and Partners are delighted to welcome to the market this well presented fourth floor apartment offering panoramic sea views, private resident parking and a detached garage. Boasting spacious accommodation, the home presents two double bedrooms, expansive living space with connecting balcony, lengthy and well equipped kitchen and modern shower room, complete with communal gardens surrounding the development.

Briefly comprising: Secure communal entrance with lift provides access to all apartments within the development.

Once inside the apartment itself, the hallway connects to all rooms of the property, whilst incorporating integral storage cupboards and an intercom system.

To the end of the hallway, the expansive living space features a dual aspect flooding the space with natural light. Furnished with a feature fireplace housing an electric fire, the living area is warm and inviting, whilst a sliding door leads out onto the balcony offering panoramic views of Whitley Bay's coastline.

Adjacent to the living room, the lengthy kitchen is well equipped with a large variety of wall, base and drawer units, finished in a neutral design. Integral appliances include an eye level oven, hob, fridge freezer, dishwasher and washing machine. From here, a smaller balcony can be accessed.

Two double bedrooms are positioned to the front of the home, and house fitted wardrobes, offering versatile spaces. The second bedroom is currently utilised as a dining room.

A well sized, modern shower room incorporates a walk in shower, WC, pedestal wash basin and heated towel rail.

Externally, the development is bordered with mature and well maintained communal gardens, whilst a private residents car park sits to the rear plus a single garage.

Whitley Bay is a popular coastal town with a good selection of cafés and restaurants, as well as the recently refurbished Dome at the Spanish City. Whitley Lodge is only a stone's throw away and offers a selection of local shops and restaurants. There are good road and local transport links in to the city centre and other coastal towns, as well as highly regarded schools at all levels.

Communal Entrance

Private Hallway

4'1" x 19'3"

Living Room

16'0" x 12'2"

Balcony

Kitchen

6'2" x 13'5"

Bedroom One

12'6" x 9'10"

Bedroom Two

12'6" x 9'6"

Bathroom

5'10" x 7'6"

Garage

Communal Gardens & Car Park

Tenure

Freehold

