



Beaumont Court

Whitley Bay, NE25 9TZ

Guide Price £175,000



We are delighted to welcome to the market this fantastic opportunity to buy this exceptional ground floor apartment in a great central location on the highly regarded Beaumont Park estate. The block is set in mature landscaped gardens with a range of useful local amenities such as transport links, shops and within the catchment area of reputable schooling at all levels. Additionally, this spacious property is within walking distance of the award-winning Whitley Bay beach for beautiful walks, exciting days out, popular shops, bars and eateries as well as easy reach to Whitley Bay Golf Course.

The property comprises a large entrance vestibule which offers ample space to be utilised as a home office with large cloaks cupboard. The hallway offers access throughout the apartment with another substantial storage/airing cupboard. The spacious lounge with large picture window offers fantastic views over the communal gardens. Two good-sized double bedrooms, the master with fitted wardrobes. The sizeable kitchen has space and plumbing for washing machine & dishwasher as well as ample room for a small dining table. The bathroom comprises a hotel standard Domani bathroom suite, vanity unit and porcelain tiling. It also benefits from digital underfloor heating and a heated towel radiator. The property has been totally updated and is in walk in condition with neutral decorations and Barker & Stonehouse flooring throughout. It has UPVC double glazing, modern digital electric heating throughout and a secure entry system. The apartment also benefits from its own private garage within a separate block to the side of the accommodation with up and over door enabling off street parking. Offered with vacant possession. Viewing is strongly recommended.



Front of Property

The building is located in ever-popular Beaumont Park, and accessed via secure communal front door with intercom and key entry, as well as secure door to the rear aspect. The maintained hallways leads to the private apartment entrance. This property is ideally located in a sought-after, residential cul-de-sac ideally placed within easy walking distance to Southridge First School, Valley Gardens Middle School, and Whitley Bay High School in addition to the local amenities of Beaumont Park Shopping Parade and Whitley Lodge where there are shops, a children's nursery, public house & restaurant, and doctor's surgery. This property is also within reach of the beach, sea front, Whitley Bay Golf Course and Waves Leisure Centre.

Gardens

The block is set in mature landscaped gardens, with lawn and shrubbery to all aspects.

Separate Garage

The building as a separate 'block' of garages to the side, for which one belongs to the apartment. There is off and on road parking for the building, in addition to the parking offered by the garage and in front of it.

Entrance Hall

A large room with substantial cupboards, offering ample space for furniture and which could offer work/study space amongst several options. There is quality laminate Barker and Stonehouse flooring which continues throughout the apartment except where stated. Leads to:

Hallway 9'7" x 7'10" (2.94 x 2.39)

Providing access to the wider accommodation, and with large airing cupboard offering additional storage.

Living Room 15'2" x 14'11" (4.64 x 4.55)

A sizeable and light-filled room overlooking the communal gardens of the property. With large picture window providing a pleasant overlook to the secluded garden. With door giving access to:

Kitchen 14'7" x 7'10" (4.46 x 2.40)

Modern fitted breakfasting kitchen with range of floor and wall units, stylish splash-backs and window to the front of the property, with space and plumbing for washing machine; integrated oven and halogen hob with extractor over, and space for a further appliances. There is ample space for a small dining set.

Master Bedroom 11'5" x 11'4" (3.49 x 3.47)

Good-sized double overlooking the gardens of the property with fitted wardrobes and neutral carpets.

Second Bedroom 8'9" x 11'4" (2.69 x 3.46)

A smaller double also overlooking the gardens of the property with neutral carpets.

Bathroom 7'2" x 7'4" (2.20 x 2.24)

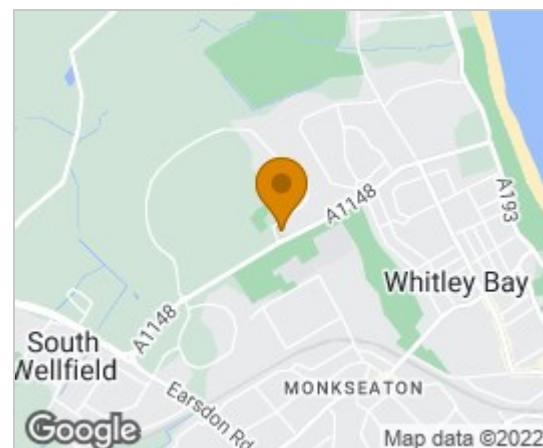
Fully tiled modern Domani bathroom with wall-hanging w.c and basin, and panel-bath with mains shower over. Also has matt-finished heated towel radiator.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

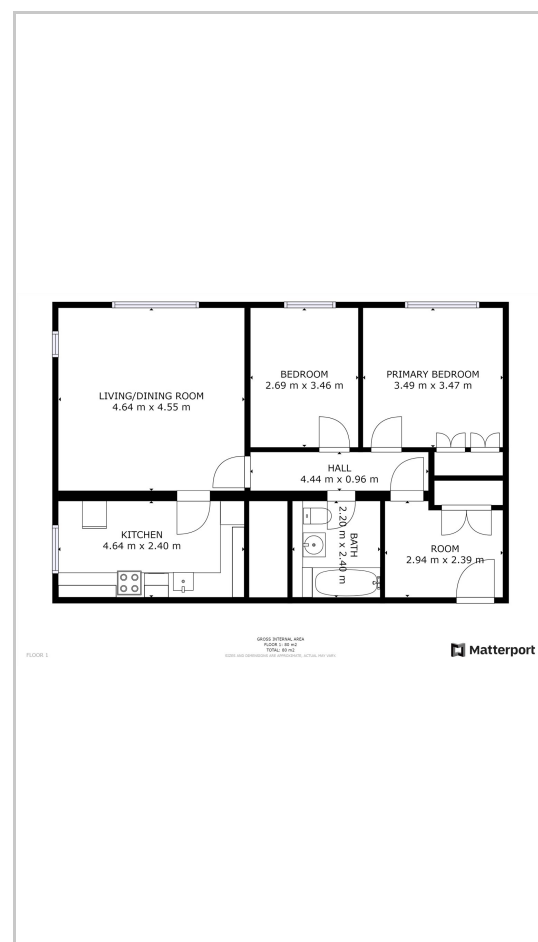
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Area Map



Floor Plans



Energy Efficiency Graph

