



 SevenKeys

Esplanade, Whitley Bay, Tyne And Wear

£375,000

- Seven Bedrooms w/ Seven Bathrooms
- Extensive Property with Period Features
- Prime Location close to Seafront
- Solar Hot Water - Car Charge Points
- LifeStyle Business - Investment Opportunities
- Possible Change - Self Catering Accommodation



Oaktree Lodge presents a Truly Unique Lifestyle Opportunity to Combine a Home with an established Exciting and successful Business with routes For Further Growth and Expansion. Centrally Located in Whitley Bay in a fantastic location just 2 minutes walk to the Beach, Town centre and Metro providing transport Links to Newcastle and the surrounding area. The property is well presented with traditional features throughout, Large Kitchen, Dining Room, Lounge area with Bar and Private Outside Yard.

Spacious rooms with High ceilings and plenty of storage on each floor, Currently run on a bed and breakfast basis there is further scope to develop and drive the business forward generating greater income, possibilities include - Self Catering Only Accommodation - Coffee Lounge Restaurant and Bar....

LOUNGE/ BAR

32' 9" x 17' 1" (10.0m x 5.21m) Dble Glazed Double Door Entrance - Slate Tiled Floor - 2 Radiators - TV - Fitted Bar - Fitted Seating - Tables and Chairs - BAR Wc/Sink

UTILITY AREA

6' 10" x 6' 6" (2.10m x 2.00m) Dble Glazed Glass Roof - Tiled Wall & Floor - Sink - White Wall & Floor Units

DINING ROOM

14' 1" x 11' 9" (4.30m x 3.60m) Carpet - Radiator - Tables & Chairs

KITCHEN

21' 1" x 11' 11" (6.44m x 3.65m) Tiled Wall & Floor - White

Fitted Wall & Floor units - Gas Cooker - Fridge/Freezer - Quooker Tap - Dishwasher - Dble Glazed door

SITTING ROOM

9' 2" x 11' 5" (2.80m x 3.50m) Carpet - Radiator - Storage Cupboards

BEDROOM SEVEN

18' 7" x 11' 1" (5.67m x 3.39m) Spacious Double Room - Radiator - Storage Cupboards - En suite Shower/Wc/Basin - Towel rail - Tiled Wall & Floor.

BEDROOM SIX

9' 2" x 11' 5" (2.80m x 3.50m) Fitted Dble Bed/Wardrobe/Desk - Carpet - Dble Glazed - Radiator - Tv - En suite Shower/Wc/Basin - Tiled Wall & Floor - Towel Rail

BEDROOM FIVE

13' 6" x 9' 7" (4.12m x 2.93m) Fitted Dble
Bed/Wardrobe/Desk - Carpet - Dble Glazed - Radiator - Tv -
En suite Shower/Wc/Basin - Tiled Wall & Floor - Towel Rail

HALLWAY

Tiled Floor - Stair Carpet

HALLWAY WC

6' 10" x 5' 1" (2.10m x 1.55m) Tiled Wall & Floor - WC/Wash
Basin

BEDROOM FOUR

14' 5" x 14' 1" (4.40m x 4.30m) Fitted Dble+Sgle
Beds/Wardrobe - Carpet - Dble Glazed - Radiator - Tv - En
suite Shower/Wc/Basin - Tiled Wall & Floor - Towel Rail

BEDROOM THREE

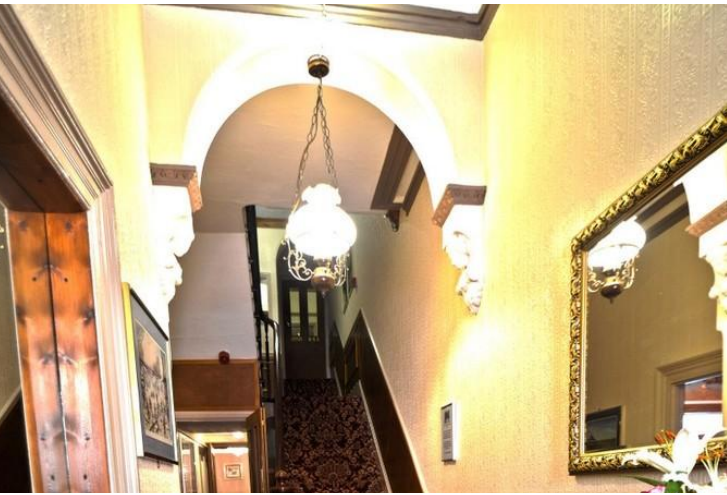
10' 9" x 19' 8" (3.28m x 6.00m) Fitted 2 x Dble
Beds/Wardrobe - Carpet - Dble Glazed - 2 Radiators - Tv -
En suite Shower/Wc/Basin - Tiled Wall & Floor - Towel Rail

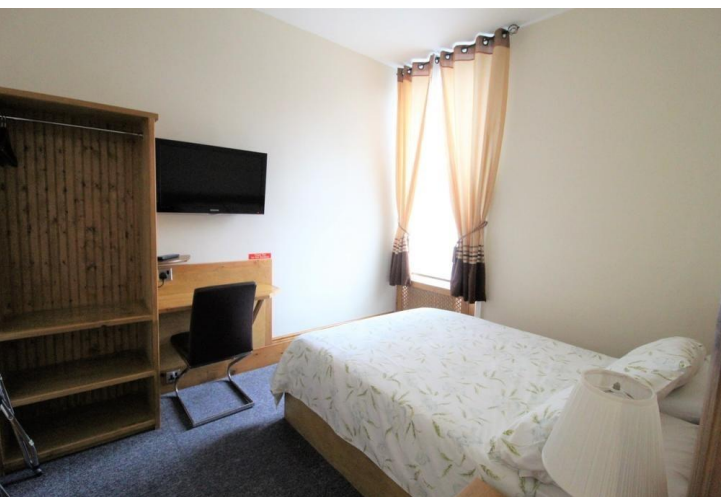
BEDROOM TWO

14' 9" x 10' 7" (4.50m x 3.23m) Fitted Dble Bed/Wardrobe -
Carpet - Dble Glazed - Radiator - Tv - En suite
Shower/Wc/Basin - Tiled Wall & Floor - Towel Rail.

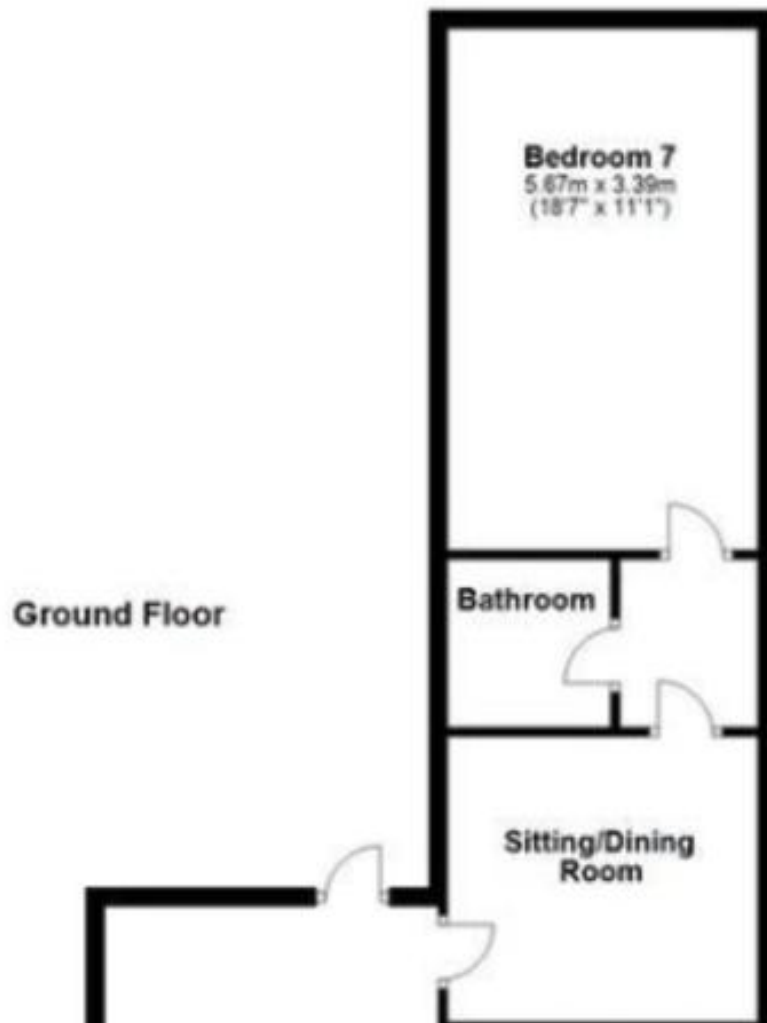
BEDROOM ONE

18' 8" x 19' 8" (5.69m x 6.00m) Fitted 2 x Dble
Beds/Wardrobe/Desk, Carpet - Dble Glazed - 2 Radiators -
Tv - En suite Shower/Wc/Basin - Tiled Wall & Floor - Towel
Rail.









COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements