

22 BRIGHTON GROVE
WHITLEY BAY NE26 1QH
£435,000



- WELL EXTENDED STUNNING FOUR BEDROOM SEMI DETACHED HOUSE
- LOUNGE & EXTENDED SECOND RECEPTION/DINING ROOM
- DINING KITCHEN & UTILITY ROOM
- DOWNSTAIRS WC & LUXURY BATHROOM WC
- SOUGHT AFTER LOCATION IN NORTH WHITLEY BAY
- BEAUTIFUL FRONT GARDEN, ATTACHED GARAGE & DRIVEWAY PARKING FOR UP TO TWO CARS
- WEST FACING COURTYARD & REAR GARDEN
- EPC RATING C

Embleys are proud and delighted to be instructed in the sale of this outstanding period property. This well extended bespoke designed semi detached house was built circa 1930, has been sympathetically renovated to the highest of standards and is perfectly located on a sought after residential street in North Whitley Bay. It boasts a wealth of period features with contemporary additions and is ideal for a family.

This very elegant four bedroom property is set over two floors. Ground Floor: lounge, extended second reception room, outstanding bespoke dining kitchen, utility room, downstairs WC. First Floor: four bedrooms, luxury bathroom WC.

Externally: landscaped front garden with garage and driveway parking, rear garden and courtyard. The high specification, generous size, exceptional features and fabulous location of this property makes for an exciting opportunity which can only be appreciated by a visit.

Whitley Bay is a beautiful seaside town known for its seamless merging of old and new, vibrant and peaceful. The town centre remains loyal to its diverse heritage, whilst providing the very best modern amenities such as a mix of boutique shopping, excellent schools and exceptional public transport links. As such, Whitley Bay attracts a diverse community from retirees to families, from young couples to single professionals.

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VESTIBULE

Enter through period timber front door with period stained glass above into vestibule with ceiling coving, panelling to picture rail height, Amtico flooring and timber inner door with period stained glass above leading to entrance hallway.

ENTRANCE HALLWAY

Welcoming entrance hallway with ceiling coving, panelling to picture rail, cast iron style radiator, Amtico flooring, three stairs up to cloaks room with stained glass UPVC window and stairs to first floor. Doors to lounge, extended second reception/ dining room and downstairs WC.

LOUNGE

18'10" x 12'7"

(measurements into bay)

The lounge is bright and front facing with an abundance of characterful features including ceiling coving, ceiling rose, ceiling corbels, UPVC double glazed walk in bay window with stained glass upper panes and feature fireplace with period wood surround, slate hearth and multi fuel burner. There is period style panelling to all walls, single radiator, double radiator with decorative cover, Amtico flooring and TV point.



EXTENDED SECOND RECEPTION/ DINING ROOM

15'3" x 12'8" x 13'9" x 11'3"

The extended, versatile and stylish second reception room is accessed from the dining kitchen and complete with ceiling coving, ceiling rose, recess spotlights and feature fireplace with period wood surround with slate hearth, red gloss multi fuel burner and two fitted mirrors above. There is period panelling to one wall and bespoke fitted shelving to the adjacent wall, double radiator with decorative cover, Karndean flooring and TV point. Open to stunning dining area which easily accommodates a eight seater dining table with glass atrium roof providing an abundance of natural light, recessed ceiling spotlights, period panelling to one wall, two cast iron style radiators, Amtico flooring and UPVC French doors with leaded upper panes and glazed side panes leading to rear garden.

DINING KITCHEN

25'4" x 8'6"

Bespoke designed, fabulous kitchen which accommodates a four seater dining table. Benefiting from wall, base, drawer and glass display units with plate rack and Dekton stone worktops to up stands incorporating single bowl sink with mixer taps. Space for gas Rangemaster with mirrored splash back, integrated extractor hood, space for American style fridge freezer, integrated dishwasher and integrated floor to ceiling wine cooler. There are recessed ceiling spotlights, UPVC double glazed window to side, floor to ceiling UPVC double glazed windows with leaded upper panes over looking the rear garden, two cast iron style radiators and Karndean flooring. Door to utility room.

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UTILITY ROOM 12'9" x 6'5"

Practical utility room complete with wall, base and drawer units with contrasting worktops incorporating one and a half bowl Belfast sink with mixer taps, space and plumbing for washing machine and tumble dryer. There are ceiling spotlights, UPVC double glazed window, cupboard housing combi boiler, UPVC double glazed window, double radiator and Karndean tiled flooring. Door to courtyard.

DOWNSTAIRS WC

Downstairs WC with vanity wash basin with gloss cupboard beneath and low level WC. There are ceiling spotlights, UPVC double glazed window incorporating plantation shutters, tiled walls, feature integrated mirror with display shelf, single radiator and Amtico flooring.

LANDING

Light and spacious landing with loft access, ceiling coving, UPVC double glazed stained glass window and double radiator with decorative cover. Doors to four bedrooms and bathroom WC.

BEDROOM ONE 18'10" x 12'8"

(measurements into bay and recess)
Bedroom one is stylish and front facing with ceiling coving, ceiling rose, UPVC double glazed walk in bay window with stained glass upper panes, wall mounted pebble effect living flame fire and single radiator.

BEDROOM TWO 14'1" x 12'7"

(measurements into recess)
Bedroom two is stylish and rear facing with ceiling coving, ceiling rose, UPVC double glazed window with stained glass upper panes providing elevated sea views, single radiator and wall mounted TV point.



BEDROOM THREE 9'7" x 8'3"

Bedroom three is rear facing with UPVC double glazed window with stained glass upper panes and single radiator.

BEDROOM FOUR 8'10" x 8'2"

Bedroom four is bright and front facing with UPVC double glazed window with stained glass upper panes and single radiators.

BATHROOM WC 9'4" x 5'2"

Stylish, recently fitted bathroom complete with panelled bath with power shower over, freestanding vanity wash basin with cupboard beneath and integrated WC with granite top. There are ceiling spotlights, extractor fan, large integrated vanity mirror with lighting and display unit with glass shelving, UPVC double glazed obscured window incorporating plantation shutters, Carrera marble tiled walls and Amtico flooring.

GARAGE 15'6" x 6'11"

Attached garage with lighting, power, water tap and double timber doors with period stained glass upper panes.

FRONT GARDEN

Beautifully landscaped front garden with feature circular paving edged with boxus, shrubs including three feature bay trees, planted borders with driveway parking for up to two cars and a small walled boundary with wrought iron railings.

REAR GARDEN

There are three steps down from the utility and dining kitchen to block paved patio area and laid to lawn garden with mature planted shrubs, mature apple tree, feature slate wall to utility and water tap. The boundary is marked by a wall and fence.

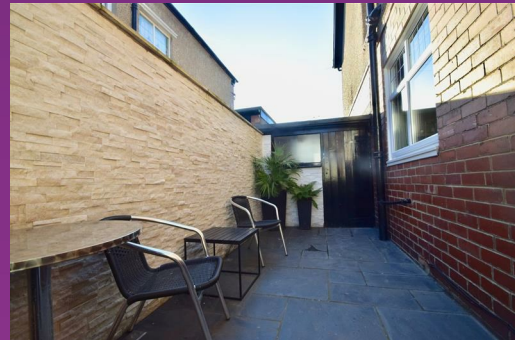
COURTYARD

Bespoke designer West facing courtyard area with feature Quartz wall with feature floor up lights and slate tiled paving.

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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

Appliances and Services

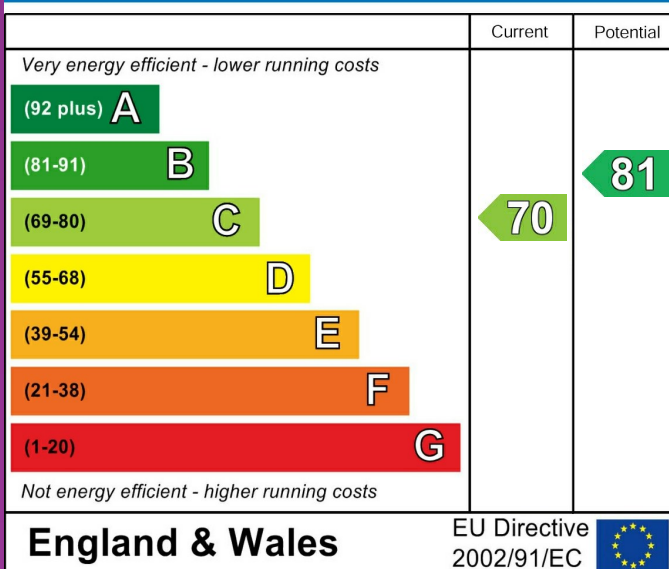
The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

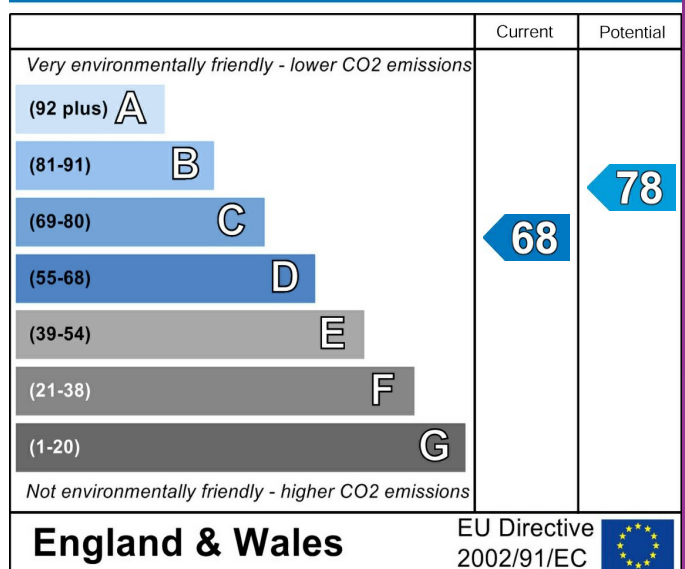
While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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