



## 4 bed maisonette to buy in NE26

Victoria Avenue, Whitley Bay, Whitley Bay,  
Tyne and Wear, NE26 2BA

# £339,950

 x4  x1  x1

Tenure

**Freehold**

## Property features

- ✓ First Floor Maisonette
- ✓ Four Bedrooms
- ✓ No Upper Chain.
- ✓ Immaculate Throughout
- ✓ EPC Rating D

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Pattinson welcome to the sales market this exceptional and unique four-bedroom maisonette situated in the this quiet pedestrianised street which offers generous accommodation set over two floors and is finished to a high standard throughout. Accessed via a well maintained communal entrance, the property features a bright and spacious main reception room ideal for both relaxing and entertaining, a stylish modern kitchen with quality fittings, four well-proportioned bedrooms providing flexible living or home working space, and a contemporary bathroom finished with a clean, modern feel.

Ideally positioned on the ever-popular Victoria Avenue in the heart of Whitley Bay, the property is just a short stroll from the vibrant town centre, a wide selection of independent cafés, restaurants and everyday amenities, as well as the beautiful coastline including Whitley Bay Beach. Excellent Metro links provide swift access to Newcastle upon Tyne and beyond, making this a superb opportunity to acquire a substantial and stylish home in one of the area's most sought-after locations.

STUNNING PROPERTY - OFFERED WITH NO UPPER CHAIN!!! Contact to arrange a viewing 0191 2531301 or [whitley.bay@pattinson.co.uk](mailto:whitley.bay@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Length of Lease: 0

Price: £339,950

Property Type: Maisonette

USPs: Garden

Parking: Allocated

Heating: Gas

## Entrance Hallway

Well-maintained communal entrance providing access to the private maisonette, with a staircase leading to the first-floor landing.



## View From the Front Garden

Wonderful Sea View



## Living Room

4.30m x 4.20m (14'1" x 13'9")

A beautifully presented and generously proportioned reception room, featuring an exposed brick chimney breast with inset log-burning stove creating a striking focal point. The space is enhanced by high ceilings, tasteful décor a natural light and sea view.



## Kitchen

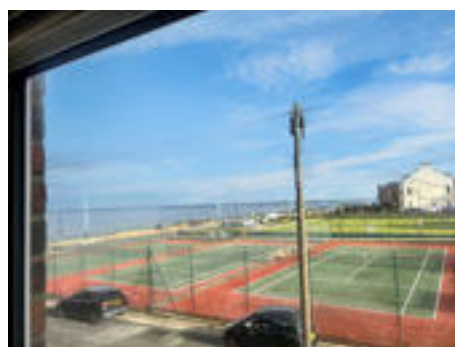
4.10m x 3.10m (13'5" x 10'2")

A stylish, contemporary kitchen with a range of wall and base units, quality work surfaces, and integrated appliances. The dining area is seamlessly incorporated, creating a bright and sociable space perfect for family meals and entertaining, storage cupboard housing washing machine.



## View From The Lounge

Amazing Sea View



## Bathroom

2.20m x 1.90m (7'2" x 6'2")

Contemporary family bathroom with a modern WC, stylish vanity unit with countertop sink and LED mirror, stone-effect feature wall, a bath with overhead shower and finished with neutral tiling and wood effect flooring, double glazed window, separate wc to the second floor.



## Reception Landing

A spacious landing with a staircase continuing to the second floor and doors leading to the main rooms.



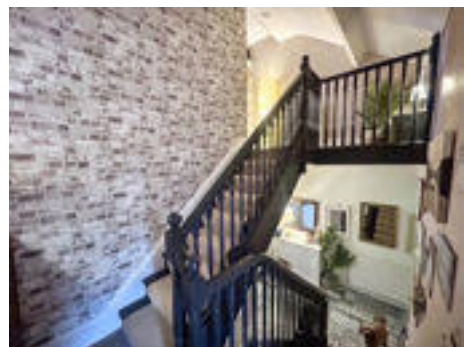
## Hallway

Well lit hallway with rooms leading off, loft hatch.



## First Floor Landing

Carpeted stairs leading up to the first-floor landing.



## Bedroom 1

4.30m x 4.10m (14'1" x 13'5")

A spacious and inviting main bedroom, flooded with natural light from a large window, with an exposed brick wall providing character and a stylish focal point, radiator and double glazed window



## Bedroom 2

3.20m x 2.20m (10'5" x 7'2")

A charming second bedroom, featuring a large window and high ceilings that create a bright, airy sense of space, double glazed window, radiator.



## Top Floor Landing

Staircase leading to the second floor with doors opening to two further bedrooms.



## Bedroom 3

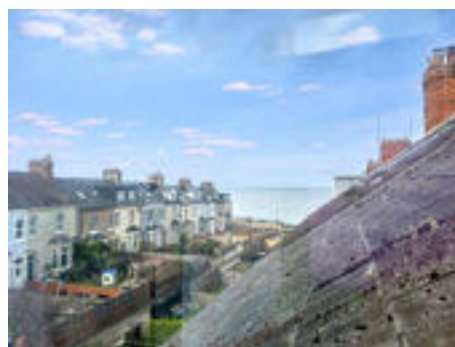
4.50m x 3.00m (14'9" x 9'10")

A spacious bedroom featuring a double-glazed dormer-style window, enjoying attractive sea views.



## View From Bedroom 3

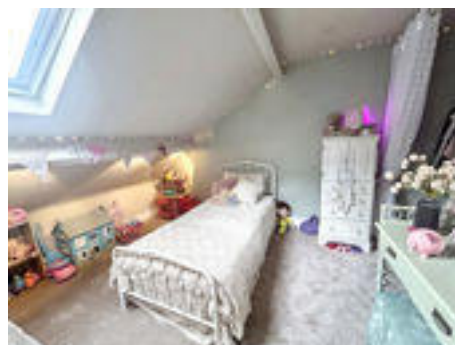
Sea View



## Bedroom 4

3.50m x 3.00m (11'5" x 9'10")

A delightful fourth bedroom featuring a double-glazed Velux-style window to the front elevation, bringing in plenty of natural light, radiator.



## Rear Yard

A paved, communal courtyard providing a pleasant outdoor seating area, with walled boundaries and gated access to a driveway offering off-street parking.



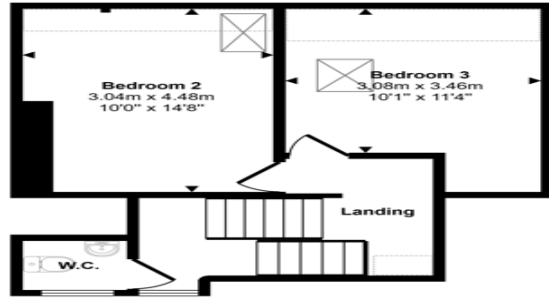
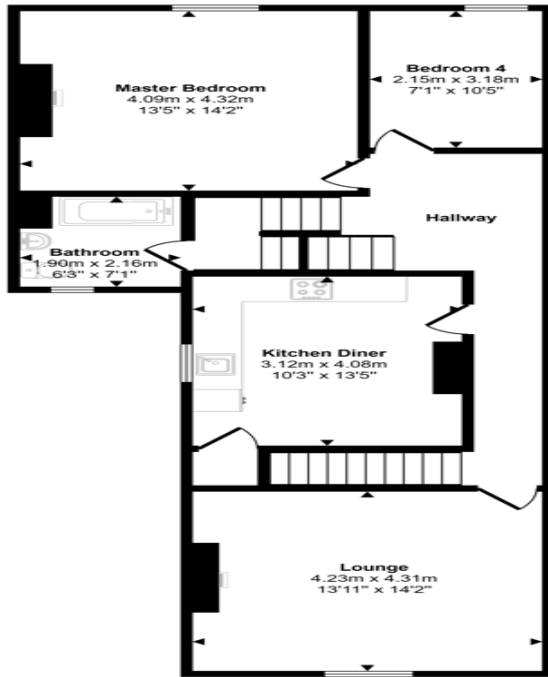
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## Parking

Off street parking.



Approx Gross Internal Area  
118 sq m / 1269 sq ft



First Floor  
Approx 37 sq m / 395 sq ft

Ground Floor  
Approx 81 sq m / 874 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Victoria Avenue, Whitley Bay, Whitley Bay, Tyne and Wear, NE26 2BA

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**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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