

**FLAT 2, 55 MARINE AVENUE**  
**WHITLEY BAY NE26 1NB**  
**£195,000**

---



- WELL PRESENTED FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- LOUNGE DINER & KITCHEN
- EN-SUITE AND BATHROOM WC
- SOUGHT AFTER LOCATION
- SHARED FRONT GARDEN
- OFF STREET PARKING TO THE REAR
- NO UPPER CHAIN - EPC RATING C

This beautiful well presented and characterful first floor flat is located within a highly sought after residential area and has no upper chain. It boasts a variety of period features and is perfect for a range of buyers.

This is a two bedroom property comprising of lounge diner, kitchen, two bedrooms, ensuite, bathroom WC. Externally: front communal garden, South facing outdoor space on raised platform with stairs down to off street parking and bin storage area.

The generous size and fabulous location of this this property make for an exciting opportunity which can only be truly 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.

You'll be sold on **embleys**  
estate agents

0191 252 2810 - [www.embleys.co.uk](http://www.embleys.co.uk)

# FLAT 2, 55 MARINE AVENUE

WHITLEY BAY NE26 1NB

£195,000

## COMMUNAL ENTRANCE

Enter through timber front door into communal entrance with timber inner door including period stained glass insert and stairs with spindles and newel post to top floor.

## HALLWAY

Hallway with wall mounted telephone intercom, single radiator and doors to lounge diner, kitchen and bedrooms.

## LOUNGE DINER

16'8" x 13'1"

(Measurements in to bay)

Front facing, bright and generously sized lounge diner with space for a 6 seater table, UPVC double glazed walk in bay window with period wood paneling beneath and single radiator.



## KITCHEN

12'9" x 7'4"

Good sized and modern kitchen benefiting from wall base and drawer units with contrasting worktops, one bowl sink with drainer, mixer tap and tiled splash backs. Integrated appliances include single oven, four ring gas hob, chimney hood and space for fridge freezer and washing machine. There is a wall mounted boiler and heated towel warmer. UPVC double glazed door to fire exit providing South facing outdoor space on the raised platform and stairs down to off street parking. Door leading to bathroom WC.

## BEDROOM ONE

14'6" x 12'7"

(Measurements into recess)  
Rear facing, double bedroom featuring UPVC double glazed window with period paneling beneath and double radiator. Door leading to en suite.

You'll be sold on **embleys**  
estate agents

0191 252 2810 - [www.embleys.co.uk](http://www.embleys.co.uk)

**FLAT 2, 55 MARINE AVENUE**  
**WHITLEY BAY NE26 1NB**  
**£195,000**

---

**EN SUITE**

Contemporary en suite featuring corner walk in shower, low level WC, pedestal wash basin, partially tiled walls and tiled flooring. There is a chrome towel warmer and extractor fan.



street parking which can be accessed directly from a rear yard. There is also dedicated space for bin storage.

**BEDROOM TWO**

11'5" x 9'9"

Bright and front facing double bedroom featuring UPVC double glazed window with period wood paneling beneath and single radiator.



**BATHROOM WC**

7'3" x 6'4"

Good sized and modern bathroom benefiting from a paneled bath with over bath shower, ceiling spotlights, low level WC, pedestal wash basin, partially tiled walls and tiled flooring, UPVC double glazed window with obscured glass and chrome towel warmer.



**COMMUNAL FRONT GARDEN**

Low maintenance communal graveled front garden with small walled boundary and iron railings.



**OFF STREET PARKING**

Located to the rear there is off

You'll be sold on **embleys**  
estate agents

0191 252 2810 - [www.embleys.co.uk](http://www.embleys.co.uk)

# FLAT 2, 55 MARINE AVENUE WHITLEY BAY NE26 1NB £195,000

## 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.

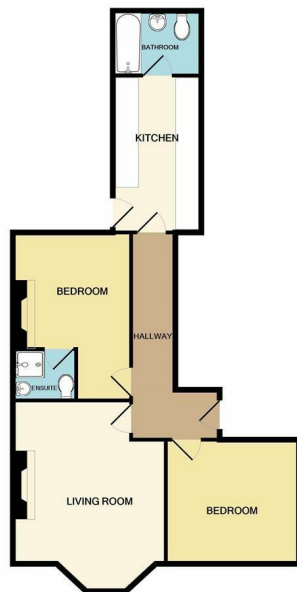
## Appliances and Services

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.



TOTAL APPROX. FLOOR AREA 688 SQ.FT. (64.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix (2022)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

You'll be sold on **embleys**  
estate agents

0191 252 2810 - [www.embleys.co.uk](http://www.embleys.co.uk)