

FOR
SALE

20 PERCY ROAD, WHITLEY BAY NE26 2AX
£192,000



2 BEDROOM FLAT

- TWO BEDROOM GROUND FLOOR APARTMENT
- POPULAR COASTAL LOCATION
- SPACIOUS RECEPTION ROOM
- OPEN PLAN KITCHEN DINER
- BATHROOM & TWO ENSUITES
- FRONT GARDEN & REAR YARD
- NO UPPER CHAIN
- EPC RATING D

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VESTIBULE
ENTRANCE HALLWAY
RECEPTION ROOM
14'9 x 13'7
KITCHEN DINER
13'9 x 13'4

BEDROOM TWO
14'3 x 7'3
ENSUITE
8'2 x 3'9
BATHROOM WC
8'9 x 5'9

BEDROOM ONE
11'7 x 8'9
ENSUITE
8'11 x 4'2
FRONT GARDEN
REAR YARD

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This rare to the market, ground floor duplex apartment is perfectly located in a popular coastal area. It displays a variety of modern features with period charm, has no upper chain and is ideal for a range of buyers.

With 950 square feet of accommodation on offer, this characterful property consists of a vestibule and entrance hallway with doors to the reception room, kitchen and rear lobby which has stairs up the mezzanine level. The spacious reception room is front facing and open plan to the kitchen diner. The kitchen benefits from a range of units with contrasting worktops, integrated oven, hob, chimney hood and space for fridge freezer and washing machine. From the kitchen there is access to the second bedroom with a modern ensuite including walk in shower, pedestal wash basin and low level WC. There is also a main bathroom benefitting from a panelled bath with shower over, pedestal wash basin and low level WC. The main bedroom is spacious and located on a mezzanine level with another modern ensuite with walk in shower, pedestal wash basin and low level WC. Externally there is a front garden with driveway parking and a rear paved yard.

The unique feel, fabulous location and layout of this property makes for an exciting opportunity which can only truly 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 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 singles.

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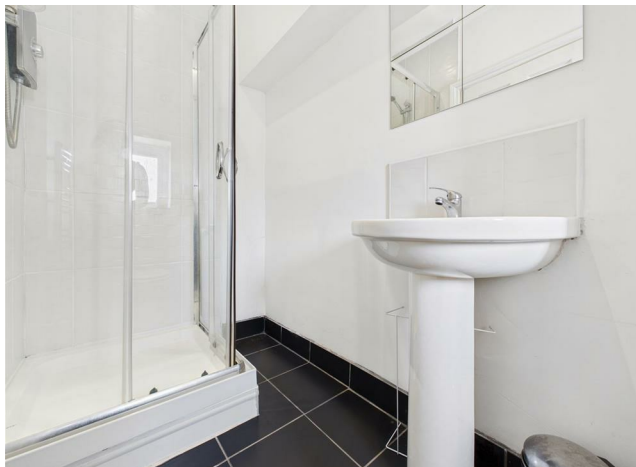
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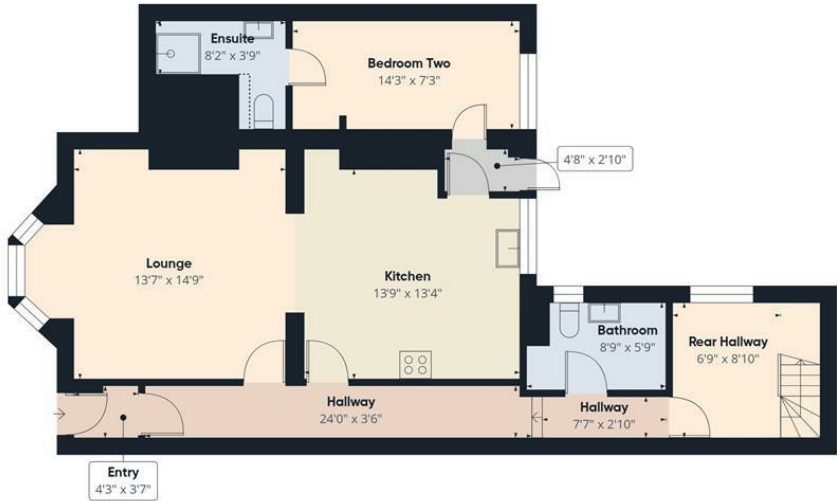
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Floor 0



Floor 1

Approximate total area⁽¹⁾
950 ft²
Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360

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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.

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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.

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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 66 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

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