

# SIGNATURE

## NORTH EAST

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📍 Esplanade, Whitley Bay NE26 2AS

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## Offers In The Region Of £600,000

Signature North East welcomes you to this exceptional three-bedroom penthouse apartment, spanning an impressive 2,300 square feet and perfectly positioned on the iconic Whitley Bay seafront. Boasting uninterrupted sea views from your window and a private balcony overlooking the beach, this is coastal living at its finest. Enjoy all the fantastic local amenities Whitley Bay has to offer, from a vibrant selection of bars, shops and eateries to well-regarded schools and excellent transport links, all of which contribute to a truly enviable location. Convenient lift access to the apartment further enhances ease of living.

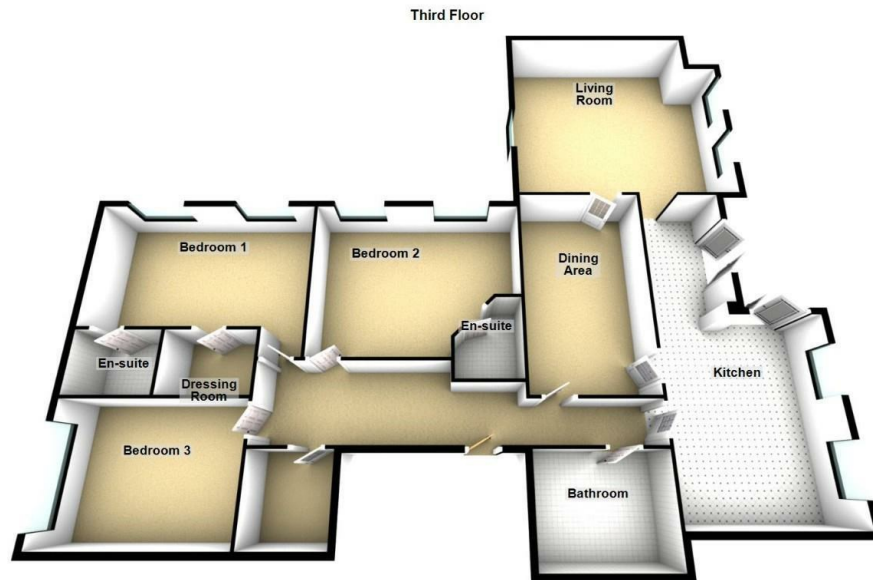
Upon entering the apartment, you are greeted by a welcoming hallway leading into a stunning kitchen, where undisturbed sea views set a calming tone. This stylish and well-equipped space features a range of bright wall and base units, sleek worktops, and a breakfast bar, with all kitchen appliances included. The kitchen is generously sized, with room for a cosy seating area and direct access to the balcony, perfect for enjoying your morning coffee with the sea breeze. From the kitchen, you can also access a separate dining room, a wonderful setting for hosting family and friends. Completing the main living space is a beautifully bright and spacious living room, flooded with natural light and offering even more captivating coastal views.

Continuing through the property, you'll find three well-proportioned double bedrooms. The principal bedroom boasts both a private en-suite and a dressing room, while bedroom two also benefits from its own en-suite, ensuring convenience and comfort. The modern family bathroom features a bathtub, shower, wash basin, and WC.

Externally, the generous balcony stands out, offering spectacular views over Whitley Bay Beach and ample space for outdoor seating. An allocated space in the private car park provides convenient off-street parking, adding to the practicality of this truly special home.



# PROPERTY FLOORPLAN



Total area: approx. 219.7 sq. metres (2384.7 sq. feet)

## Measurements:

Living Room  
22'8" x 19'5"

Dining Area  
19'10" x 11'7"

Bathroom  
9'5" x 11'7"

Bedroom One  
20'8" x 6'6"

En Suite One  
6'4" x 7'10"

Bedroom Two  
15'2" x 19'8"

En Suite Two  
6'2" x 7'7"

Bedroom Three  
12'1" x 16'7"

Kitchen  
30'10" x 15'2"

Sun Room  
11'3" x 7'7"

Dressing Room  
5'11" x 8'4"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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