

# SIGNATURE

## NORTH EAST

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📍 Clifton Terrace, Whitley Bay NE26 2JD



# Clifton Terrace, Whitley Bay NE26 2JD

**Offers Over £148,000**

Signature North East welcomes you to this two-bedroom terraced flat, ideally located in the heart of Whitley Bay. Offered for sale with a tenant in situ, the property presents an attractive opportunity for investors seeking a well-positioned home close to the coast. A wide range of local amenities, including shops, bars and eateries, are located close by, while Whitley Bay Beach is within easy reach. Whitley Bay Metro also provides excellent transport links across the region.

From the entrance hallway, step into the bright living room, where a large window allows natural light to flood the space. Character features, including an exposed brick wall and alcove detailing, add charm and personality to the room. The kitchen is fitted with wall and base units, offering practical worktop space, well-suited to everyday use. This property benefits from a new combi boiler fit at the beginning of February 2026.

Continuing through the home, you will find two spacious double bedrooms, both offering ample room for furnishings and each benefiting from a large window that fills the space with natural light. The family bathroom is fitted with a bathtub, overhead shower, wash basin and WC, providing functional facilities for day-to-day living.

Externally, the property benefits from a rear yard, offering a peaceful outdoor space. On-street parking is available close by, adding further convenience to this well-located coastal home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 71.9 sq. metres (774.3 sq. feet)

## Measurements:

Living Room  
15'1" x 12'2"

Kitchen  
9'7" x 13'6"

Bedroom One  
15'5" x 6'6"

Bedroom Two  
11'1" x 11'4"

Bathroom  
7'7" x 9'9"

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 73      | 76        |
| (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                     |         |           |









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