

SIGNATURE

NORTH EAST

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📍 St. Martins Court, Whitley Bay NE26 3JP

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Offers Over £115,000

Signature North East are delighted to welcome this well-presented one-bedroom first floor flat to the market, ideally situated within a popular residential area of Whitley Bay. The property is perfectly positioned close to the beautiful coastline. It is also well placed for a range of local shops, cafés, and everyday amenities, alongside well-regarded schools. Excellent transport links are available via nearby Metro stations, offering convenient access to Newcastle upon Tyne and surrounding areas. The seafront and stunning sandy beaches are just a short distance away, further enhancing the appeal of this well-connected home.

This property benefits from no onward chain.

Upon entering, you are welcomed into a central hallway leading through to a bright living room, offering ample space for a variety of furnishings. The living room provides access to the kitchen via sliding doors, creating a practical and sociable layout. The kitchen itself is sleek and modern, featuring a range of base and wall units complemented by wooden worktops, along with an integrated oven and hob. Adjacent to the kitchen, there is a useful utility room, adding further convenience.

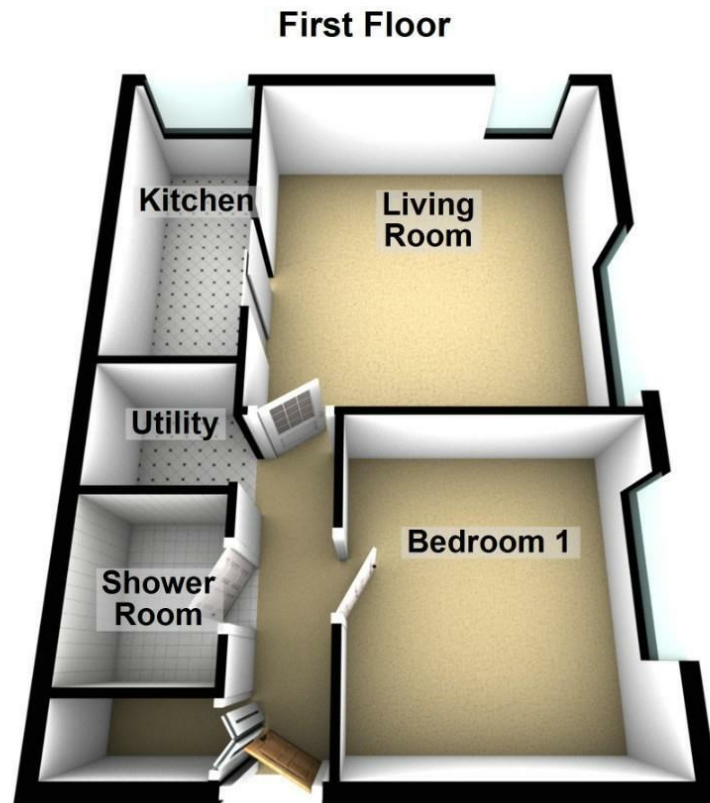
Continuing through the property, you will find a generously sized bedroom which can comfortably accommodate a king-sized bed along with additional furnishings. Completing the internal accommodation is a contemporary shower room, fitted with a shower, hand basin, and WC.

Externally, the property benefits from off-street residents' parking for one vehicle, providing added practicality for everyday living.



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

PROPERTY FLOORPLAN



Total area: approx. 50.1 sq. metres (539.8 sq. feet)

Measurements:

Living Room
14'10" x 14'6"

Kitchen
5'1" x 12'7"

Utility
5'1" x 4'7"

Bedroom One
11'11" x 10'8"

Shower Room
5'1" x 6'3"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(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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