





# Marine Avenue, Whitley Bay

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A fantastic opportunity has arisen to acquire this wonderful seven bedroom detached property. Showcasing spacious living areas and period features across three storeys, this impressive building was built circa 1905 and has previously been used as a residential care home, providing ample scope and versatility to create one stunning family home, or separate into generous apartments, subject to gaining the relevant permissions.

The accommodation is accessed through attractive double doors which are set back into a period archway with grand pillars. The ground floor is comprised of a porch, which in turn leads through to a welcoming hallway, creating a remarkable greeting point, as well as showcasing a feature fireplace. There is a spacious living room to the front benefitting from a bay window, a second reception room also benefitting from a bay window to the front, a study, dining room and two kitchens. There is also a utility room, shower room and a conservatory which provides access to the rear garden.

The first floor comprises seven spacious bedrooms, a bathroom, separate shower room, WC and a fitted storage cupboard.

The basement level is accessed via the rear of the property and showcases a further two generous rooms.

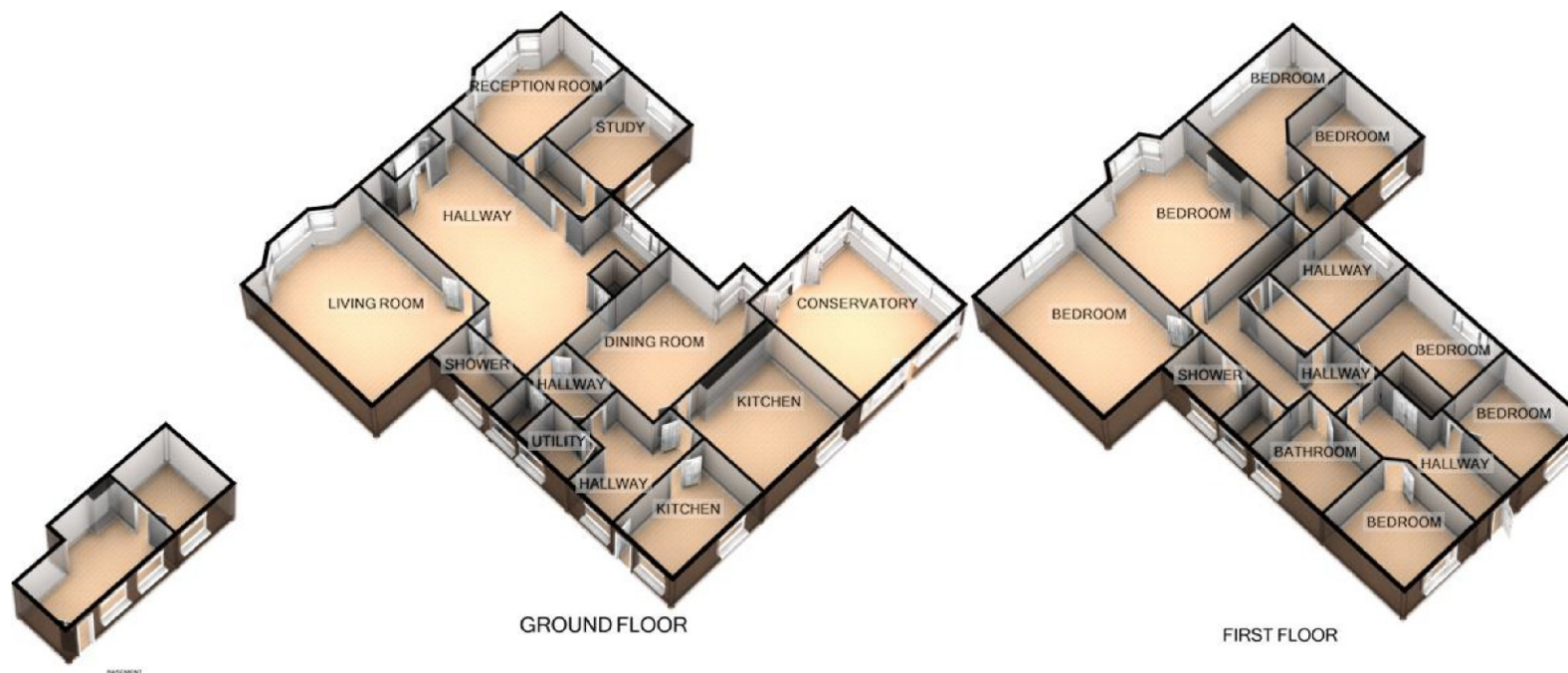
The accommodation is approached by a large driveway which provides ample secure off street parking. There is a generous garden laid mainly to lawn with planted borders and a detached garage providing further parking space. To the rear there is an extensive and enviably secluded garden laid mainly to lawn with planted borders, providing ample outdoor space.

Whitley Bay is a sought after and popular residential area idyllically positioned close to the beautiful North East coastline. It has access to major road links as well as highly regarded schooling at all levels. The centre of Whitley Bay offers a wide range of shops, cafés, restaurants and entertainments.

**Offers over £625,000**

**EPC Rating D**





GROUND FLOOR

FIRST FLOOR

MARINE AVENUE, WHITLEY BAY

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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Living Room	19'7 X 16'0
Reception Room	15'11 X 9'3
Dining Room	15'11 X 13'7
Kitchen	14'3 X 12'5
Kitchen (2)	10'3 X 7'8
Conservatory	15'10 X 15'7
Study	11'7 X 9'10
Utility Room	7'0 X 4'6
Shower Room	7'7 X 4'2
Bedroom One	19'7 X 14'0
Bedroom Two	15'10 X 15'2
Bedroom Three	15'11 X 7'9
Bedroom Four	12'2 X 11'2
Bedroom Five	13'7 X 11'9
Bedroom Six	11'1 X 10'8
Bedroom Seven	11'9 X 10'0
Bathroom	10'9 X 8'5
WC	4'3 X 3'3
Shower Room	7'10 X 4'6
Basement Room (1)	16'0 X 10'0





# SIGNATURE

NORTH EAST



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