



Crescent Tower, 17 Windsor Crescent, Whitley Bay, NE26 2PA £895,000

R A Jackson & Son LLP are delighted to exclusively welcome to the open market this beautifully unique, end terrace, iconic 3 storey house which is perfectly located within a stunning coastal setting offering unrivalled panoramic sea views, over Browns Bay.

Constructed in the 1890's, and formerly Tower Hotel, it generously boasts a wealth of contemporary period features, providing an ideal layout for relaxed family living.

Rarely does an opportunity arise to purchase such a property within an outstanding and ever improving location, supported by local shopping facilities, amenities, cafes, bars and restaurants. The property has easy access to transport links (Metro / road links), great local schools, and wonderful beaches, offering the perfect environment for a family seeking coastal living at its very best.

Proceedable parties only.

T. 0191 257 1253

Crescent Tower, 17 Windsor Crescent, Whitley Bay, NE26 2PA

£895,000

LOCATION

The property is located on the sea front on corner of Windsor Crescent and Windsor Avenue.

DESCRIPTION

Internally the property comprises; Hallway, Lounge, Kitchen / Dining room, understairs cupboard, utility and downstairs W.C. whilst there are two bedrooms, study and large family bathroom on the first floor. On the second floor there are three further bedrooms, dressing room and bathroom.

Externally there is a secure gated block paving parking area to the front for several cars, patio timber decked yard to the rear and single garage.

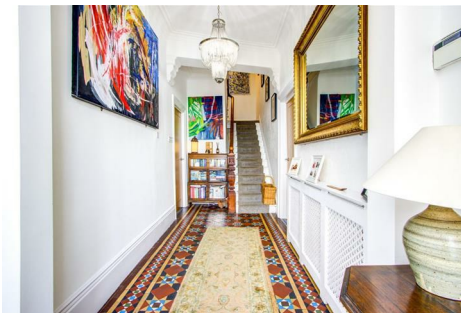
The property has a versatile floor plan which could be sensitively adapted to suit a variety of requirements. The main selling point of this house must be its breath taking unfettered sea views from its three storey turret bay windows.

ACCOMODATION

GROUND FLOOR

Entrance Hall

Double glazed, double split entrance doors, radiator, period tiled flooring. Stairs to first floor.



Lounge

15'10" exc turret x 15'6" (4.85m exc turret x 4.74m)

Double glazed five turret bay window, traditional coving to ceiling, ceiling rose, period open fire place and marble surround.



Open plan Dining / Kitchen

28'8" x 16'11" (8.75m x 4.92m)

Central island with gas hob and a range of wall and floor units with complimentary quartz work surfaces with LED lighting. Integral oven / microwave / plate warmer, single sink with Franke hot tap mixer, double glazed, double doors to the rear yard.

Recessed Bay window seat.

Two period open fire places with surrounds.



Utility Room

10'4" x 5'6" (3.16m x 1.69m)

A range of wall and floor units with complimentary quartz work surfaces and single sink. Space for washing machine and dryer. Cupboard with Combi gas boiler.

Downstairs WC and corner hand wash basin

FIRST FLOOR

Landing

Stairs to second floor. Radiator.

Bedroom One

18'6" exc turret x 14'6" into alcove exc turret (5.64m exc turret x 4.43m into alcove exc turret)

Double glazed turret five bay window with integral window seat.

Period open fire place and surround. Radiator.



Bedroom Two

12'0" into alcove x 13'4" exc bay (3.68m into alcove x 4.07m exc bay)

Double glazed bay window. Period open fire place and surround.

Study/Bedroom Three

6'9" x 9'4" (2.07m x 2.86m)

Double glazed window. Period coving. Radiator.

Bathroom

18'1" x 12'11" (5.52m x 3.94m)

Large Double shower, free standing bath with shower mix, W.C., bidet and double feature sink with LED back lit mirror.

Period open fire place with surround.

Three double glazed windows. Period coving. Chrome vertical radiator.



SECOND FLOOR

Landing

Single glazed skylight. Hatch to loft with drop down ladder.

Bedroom Four

15'4" into eaves x 17'8" exc turret (4.68m into eaves x 5.41m exc turret)

Double glazed turret five bay window. Radiator.

Bedroom Five

12'7" into eaves x 11'2" (3.84m into eaves x 3.41m)

Double glazed skylight. Radiator.

Bedroom Six

14'0" x 14'6" into eaves (4.29m x 4.42 into eaves)

Double glazed dormer window. Radiator. Build in wardrobe.

Dressing Room

6'0" x 11'11" into eaves (1.83m x 3.65m into eaves)

Double glazed skylight. Radiator. Build in wardrobes.

Bathroom

Double glazed skylight. Single enclosed shower, freestanding bath with shower mixer, WC, single wash hand basin, LED back lit mirror.

EXTERNAL

Rear Yard

Timber decked Patio area, enclosed fire wood store.

Garage

18'4" x 9'1" (5.6m x 2.78m)

Single garage with roller shutter, LED lighting and power sockets

ENERGY PERFORMANCE CERTIFICATE

EPC is in the process of being renewed.

CLIENT MONIES PROTECTION SCHEME

RA Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information

<https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

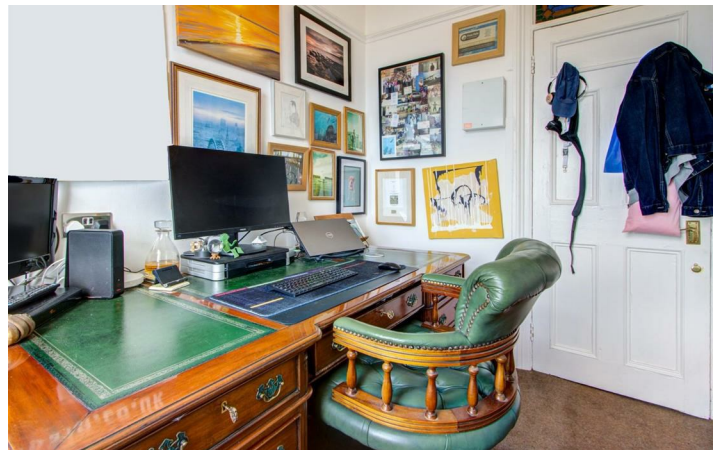
MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

RA Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

T. 0191 2571253





Total area: approx. 268.3 sq. metres (2887.9 sq. feet)



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