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### The difference between house and home

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

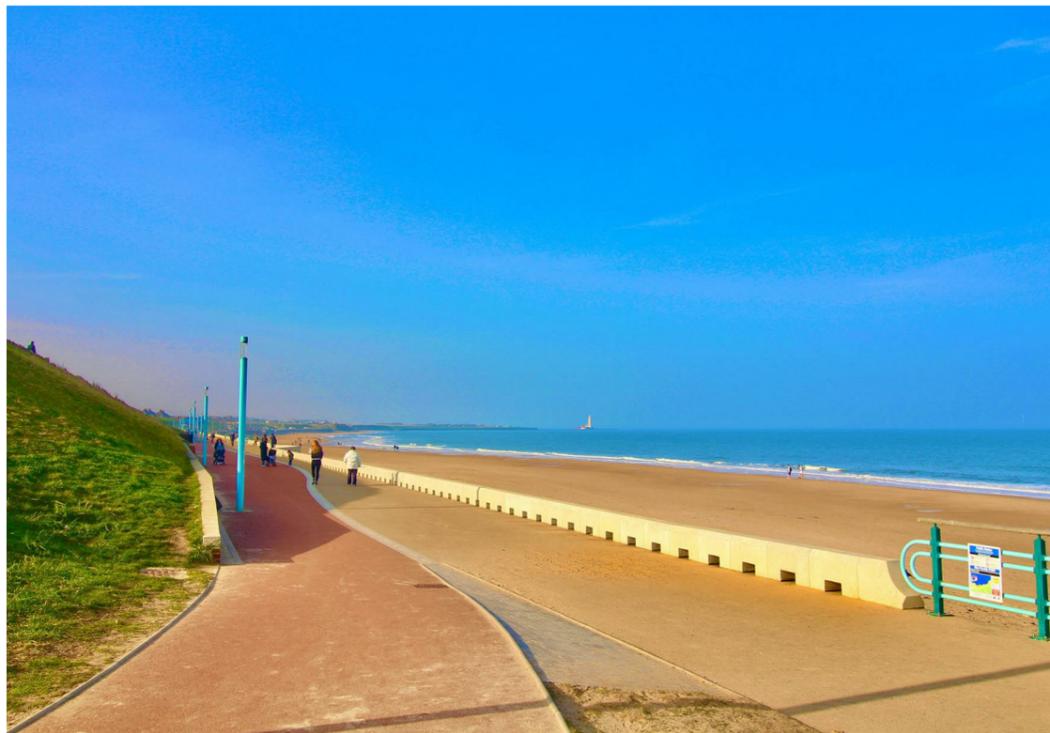


Lounge/Kitchen Diner 14'5"1" squared (44.5m squared)  
 Bedroom One 36'5" squared (11.1m squared)  
 Bedroom Two 36'1" squared (11.0m squared)  
 Covid-19 Viewing Guidelines





- Ground Floor Flat
- New Build Home
- En-Suite Facility
- Vibrant Location
- Double Glazed
- Stunning Coastal Home
- Two Bedroom Property
- Amazing Sea Views
- Delightful Bathrooms/Kitchens
- Ultimate Coastal Living



East Parade is a much sought after location situated in the heart of Whitley Bay and occupies the ultimate position on the sea front presenting uninterrupted views over the parade and sea.

Our client is currently in the process of converting two beautiful old period terraced houses to create six luxury apartments which are spread over three floors. There are two flats to the ground floor with bay windows, two flats on the first floor with bay windows and two to the second floor. Each flat is very generous in size and they will take on an open plan style which in turn utilises maximum living space and creates a bright fresh internal living space.

The general makeup of the flats will include a private hallway, open plan lounge/kitchen diner, shower room, and two good sized bedrooms; with an en-suite bathroom to the main bedroom. Externally there is an allocated parking position available for each of the flats. They will be converted sympathetically and will adorn superbly appointed kitchens with islands, contemporary bathrooms, integrated appliances and of course full double glazing. The accommodation will offer ample living space which is bright, airy and versatile. The overall finish will offer quality and luxury to the new incoming owners.

Whitley Bay is a vibrant and exciting place to live; a location where you can relax and enjoy the scenery, go for lovely walks and also choose from a wide variety of venues to eat and drink in. There are ample facilities nearby including local shops, bar bistros and stunning beaches. This is a wonderful opportunity to buy into the perfect lifestyle.

For more information about this new development and to book a viewing please call our Tynemouth sales office on 0191 257 2000.

NB. The measurements and images for these properties may be subject to change.

Council Tax band TBC

