



## Marine View

### Seaton Sluice, Whitley Bay

The wait is over! We are so excited to welcome this stunning, extended and rarely available semi-detached family home to the open market! With panoramic sea views, enjoy the sunrise every morning from your window, or take a short stroll to the wonderful sand dunes, beach and sea. Enjoy long summer days and evenings in the fantastic, extensive West facing rear garden. Marine View is close to popular local schools, bus routes, local amenities and one of the finest fish and chip shops in our area, you truly will be spoiled with such a unique opportunity to enjoy the lifestyle this gorgeous home can offer you and your family. You are greeted by a spacious entrance porch, through to the hallway and two excellent sized reception rooms with delightful views, the lounge has a wood burning stove, perfect for cosy evenings and cold winter days, the second reception room boasts a feature bay window and is currently utilised as a fourth bedroom and office by the current family. The dining kitchen has been re-designed with a luxurious range of units, integrated appliances and Central Island, French doors open out to the rear garden and there is a quirky, feature staircase up to the first floor, stylish and elegant utility with doors out to the garden and beautiful ground floor shower room. All that the outdoors has to offer is complimented by a spacious mud room, perfect for furry friends, boots and paddleboards. There are three double bedrooms to the first floor, all with outstanding en-suite bathrooms, bedrooms one and two also benefit from dressing rooms, the principle showcasing luxury wardrobes and enviable views from the bay. To complete such a wonderful home there is a substantial, West facing rear garden, front driveway and attached garage, we can't wait to show you it all!

# £499,950

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Double Glazed Entrance Door to:

**ENTRANCE PORCH/LOBBY:** LVT parquet style flooring, vertical radiator, double glazed windows, spotlights to ceiling, through to:

**ENTRANCE HALLWAY:** radiator, LVT parquet style flooring, door to:

**LOUNGE: (front):** 15'4 x 12'4, (4.67m x 3.76m), with measurements into alcoves and double glazed bay window with stunning views, gorgeous multi fuel stove with recessed tiled inset, hearth, plinth, cornice and picture rail, radiator



**BEDROOM FOUR/DINING ROOM:** 14'8 x 9'5, (4.49m x 2.89m), maximum measurements, enjoying beautiful views, radiator, double glazed window

**DINING KITCHEN:** 24'9 x 13'6, (7.54m x 4.12m), An outstanding family dining kitchen showcasing an elegant and classic range of navy base, wall and drawer units, brass effect handles, Quartz worktops, central island with Belfast sink and instant hot water tap, integrated double oven, warming drawer, induction hob, recessed hood, space for housed fridge freezer, integrated dishwasher, plinth lighting, spotlights to ceiling, double glazed French doors opening to the rear garden, turned feature staircase to the first floor, LVT parquet style flooring, two contemporary vertical radiators, additional radiator, door to mud room and garage, door through to:



**UTILITY ROOM:** 16'2 x 3'8, (4.93m x 1.15m), contemporary navy range of base and wall units, brass effect handles, co-ordinating worktops, plumbed for automatic washing machine, tile floor, two double glazed windows, double glazed door out to the garden area, door to:

**DOWNSTAIRS SHOWER ROOM:** Contemporary and stylish shower room, with shower cubicle, black shower attachments and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, vertical radiator, spotlights to ceiling, fully tiled walls

**MUD ROOM:** 11'7 x 7'9, (3.53m x 2.36m), useful family mud room perfect space for outdoor boots, equipment, furry friends and more, double glazed door to garden, door through to garage

**FIRST FLOOR LANDING AREA:** loft access with pull down ladders

**BEDROOM ONE: (front):** 13'8 x 10'8, (4.17m x 3.25m) two double glazed windows, cornice to ceiling, radiator, door to:

**DRESSING ROOM:** 11'6 x 11'1, (3.51m x 3.38m), measurements into double glazed bay window with panoramic views, wood effect laminate flooring, stylish quality fitted wardrobes providing ample hanging and storage space, vertical radiator, coving to ceiling, door to:



EN-SUITE SHOWER ROOM: 8'6 x 6'9, (2.59m x 2.06m), Gorgeous en-suite, comprising of, shower cubicle with gold effect Mira shower and ceiling fixed forest waterfall spray, blush pink vanity sink unit with gold effect mixer taps, low level w.c. with recessed flush, fitted storage, fully tiled walls and floor, radiator, gold effect ladder radiator

BEDROOM TWO: (rear): 13'7 x 11'9, (4.12m x 3.58m), spacious second bedroom, double glazed window, radiator, into:

DRESSING AREA: 11'9 x 7'2, (3.58m x 2.18m), including depth of sliding mirrored wardrobes, tiled floor, through to:

EN-SUITE BATHROOM: 8'6 x 6'9, (2.59m x 2.06m), spacious bathroom, comprising of, bath, shower cubicle with Mira shower, pedestal washbasin with mixer taps, low level w.c., fully tiled walls and floor, two double glazed windows, radiator

BEDROOM THREE: (rear): 11'5 x 8'7, (3.48m x 2.62m), double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: Contemporary and stylish en-suite comprising of, shower cubicle with black fittings and shower, additional forest waterfall spray, high gloss vanity sink unit with mixer taps, low level w.c. with recessed flush, ladder radiator, fully tiled walls and floor, spotlights to ceiling, extractor, double glazed window

EXTERNALLY: Substantial West facing rear garden with patio, lawn, borders, shed. Front driveway, attached garage with measurements of 18'1 x 8'0, electric roller door and storage to ceiling

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS/GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY/GARAGE

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: C

WB2263.AI.DB.01/02/2024.V.1





**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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