



Kingsfield | Seahouses | NE68 7PA

**£350,000**

A fabulous detached coastal home in the vibrant village of Seahouses, offering sea views and a quiet cul-de-sac location.

Currently used as a holiday let rental, the property is stylishly presented, and has a contemporary open plan layout downstairs, as well as a separate utility, W.C., and a store room (formerly the garage) with an inner lockable boiler room. Upstairs there are four bedrooms (master with ensuite), where the two largest double bedrooms have stunning views of the coastline down to Beadnell.

The location is ideal for access to the coastal walk, and whilst within walking distance to the centre of the village, its position is nicely tucked away from main roads and enjoys a wonderful open aspect at the front.

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**DETACHED**

**SEA VIEWS**

**FOUR BEDROOMS**

**FREEHOLD**

**ENSUITE MASTER BEDROOM**

**REFURBISHED KITCHEN & BATHROOM**

**CURRENTLY USED AS A  
HOLIDAY LET RENTAL**

**NO CHAIN**

For any more information regarding the property please contact us today

#### **HALL**

Double-glazed window | Stair case | Vinyl tiled flooring | Radiator | Door to garage | Downlights

#### **STORE ROOM 11'9" x 4'3" (3.58m x 1.29m)**

Up and over door | Light & Power

#### **BOILER ROOM 8'10" x 4'3" (2.69m x 1.29m)**

Boiler | Wall and base units | Light & Power

#### **LOUNGE 9'11" x 16'6" (3.02m x 5.03m)**

Double-glazed bay window | Radiator | Luxury vinyl tile flooring | Electric fire | Open to dining area

#### **DINING KITCHEN 17'5" x 9'11" (5.30m x 3.02m)**

Double-glazed window | Double-glazed French doors to garden | Luxury vinyl tiled flooring | Radiator

Fitted units incorporating; electric hob, oven and extractor fan, integrated microwave, 1 ½ stainless steel sink, space for fridge freezer and dishwasher

#### **UTILITY 5'5" x 4'7" (1.65m x 1.40m)**

Double-glazed exterior door to garden | Radiator | Luxury vinyl tiled flooring | Doors to W.C and kitchen | Fitted cupboards with space for washing machine and tumble dryer.

#### **W.C**

Close-coupled W.C | Pedestal wash-hand basin with tiled splash back | Radiator | Laminate tiled effect flooring | Extractor fan

#### **LANDING**

Radiator | Loft access | Doors to bedrooms and bathroom

#### **BEDROOM ONE 15'10" x 9'0" (4.82m x 2.74m)**

Double-glazed window with coastline sea view | Radiator | Door to ensuite | TV aerial point

#### **ENSUITE**

Double-glazed frosted window | Luxury vinyl tiled flooring | Shaver point | Ladder style heated towel rail | Extractor fan | Pedestal wash-hand basin | Close-coupled W.C | Shower cubicle with wet wall panels incorporating a mains shower

#### **BEDROOM TWO 10' x 13' 2" (3.05m x 4.01m)**

Double-glazed window with coastline sea view | Radiator | Storage cupboard

#### **BEDROOM THREE 10'10" x 9'1" (3.30m x 2.77m)**

L-shape room, Maximum measurements taken  
Double-glazed window | Radiator

#### **BEDROOM FOUR 9'10" x 6'5" (2.99m x 1.95m)**

Double-glazed window | Radiator

#### **BATHROOM**

Double-glazed frosted window | Ladder style heated towel rail | Bath with tiled surround and a mixer tap with hand-held shower attachment | Fitted cabinet with integrated wash-hand basin and W.C with concealed cistern | Wall mounted mirror door vanity cabinet | Luxury vinyl tiled flooring | Extractor fan

#### **FRONT GARDEN**

Low maintenance gravelled front garden with feature planting | Block-paved double drive

#### **REAR GARDEN**

Paved patios and graveled seating area | Raised lawn with railway sleeping edging | Fenced boundaries | Cold water tap | Oil tank | Side gate access | Electric power sockets

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating

Broadband: Cable

Mobile Signal Coverage Blackspot: Some phone network providers may have some reception issues

Parking: Driveway (the garage is now a store room with a stud wall partition with door access to a lockable store/boiler room with cupboards

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### ACCESSIBILITY

This property has a level access front door without steps

#### 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:** As the property is in use as a holiday let rental, small business rates currently apply. This would of course revert back to standard council tax should the property be used as a main residence or long-term rental property.

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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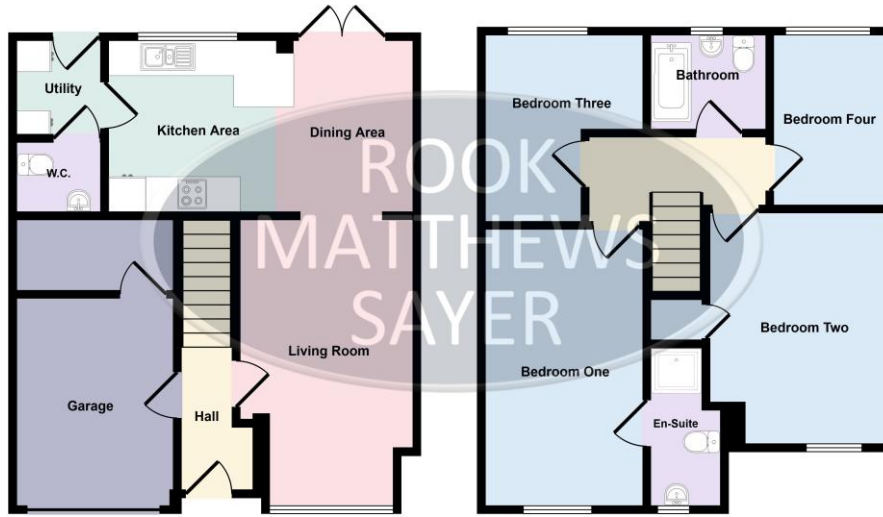
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Approx Gross Internal Area  
107 sq m / 1149 sq ft



Ground Floor  
Approx 54 sq m / 579 sq ft

First Floor  
Approx 53 sq m / 570 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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