



Seafield Road Seahouses

This fantastic semi-detached house is centrally located on a quiet private road within the vibrant harbour village of Seahouses on the Northumberland coast, positioned at the foot of a small cul-de-sac and occupies a superb plot with a large rear/side garden and room for future extension.

There are no houses over-looking the rear garden, and it enjoys a wonderful, sunny, and secluded south/south west facing aspect. The west facing sun room to the side is a beautiful spot for relaxing and watching the sun go down, and the main living space has a dual aspect with patio doors out to the rear garden.

A utility and downstairs toilet have been added for convenience, and the detached garage is a useful storage space. Upstairs, all three bedrooms are double rooms, and the modern three-piece bathroom is fully tiled.

Whether used as a main residence, coastal second home retreat, or a holiday-let investment, this fabulous home offers good living space, sizeable gardens, and a great location by the sea.

Guide Price: £325,000

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13 Seafield Road

Seahouses NE68 7SL

ENTRANCE PORCH/VESTIBULE

Entrance door | Double-glazed frosted window | Understairs cupboard | Luxury vinyl tiled flooring

HALL

Staircase to first floor | Radiator | Luxury vinyl-tiled flooring | Door to lounge

LOUNGE 14'8" x 9'11" (4.47m x 3.02m)

Double-glazed sliding patio doors | Luxury vinyl-tiled flooring | open to dining room | door to hall and kitchen | Radiator



DINING ROOM 10' x 9'11" (3.05m x 3.02m)

Double-glazed window | Luxury vinyl tiled flooring | Radiator | Open to lounge

KITCHEN (7'5"max) 5'3" x 20'4" (2.26m max) 1.60m x 6.19m)

Fitted shelves | Double-glazed window | Tiled floor | Part tiled walls | Radiator | Breakfast bar | Space for fridge-freezer
Fitted units comprising: 1 ½ stainless steel sink, integrated gas hob with glass splash back, integrated electric oven | Extractor hood

CONSERVATORY 17'10" x 7'9" (5.43m x 2.36m)

Tiled floor | Radiator | Double-glazed windows and doors | Wall lights



UTILITY

Double-glazed window | Worktop with space under for washing machine | Storage cupboard | Extractor Fan

W.C

Double-glazed frosted window | Pedestal wash-hand basin | Close-coupled W.C | Part-tiled walls

FIRST FLOOR LANDING

Double-glazed window | Loft access hatch with drop down ladder

BATHROOM

Double-glazed frosted windows | Wash-hand basin | Close-coupled W.C | Bath with mains shower over and glass shower screen | Chrome ladder style heated towel rail | Downlights | Fully tiled walls and floor

BEDROOM ONE 13'10" x 9'11" (4.21m x 3.02m)

Double-glazed window | Radiator

BEDROOM TWO 10'x 10' 1" (3.05m x 3.07m)

Double-glazed window | Radiator | Exposed varnished wood floor boards

BEDROOM THREE 11' 5" x 8'5" (3.48m x 2.56m)

Double-glazed window | Radiator | Exposed varnished wood floor boards | Sliding mirror wardrobes (also housing the gas boiler)

GARAGE

Detached garage with double doors | Concrete construction

EXTERNALLY

Front lawn garden and drive
Rear garden with a shaped lawn and well-stocked borders | Fenced and & wall boundary | Summerhouse



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: LPG Gas with radiators
Broadband: ADSL Copper wire
Mobile Signal / Coverage Blackspot: No known issues
Parking: Detached garage and driveway

HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller’s letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

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.

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: C

EPC RATING: E

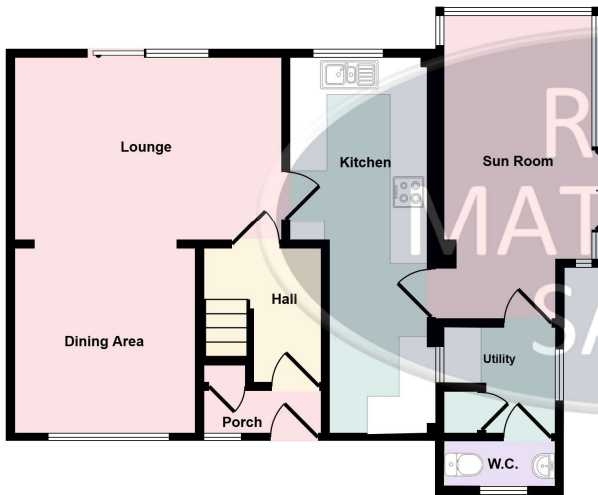
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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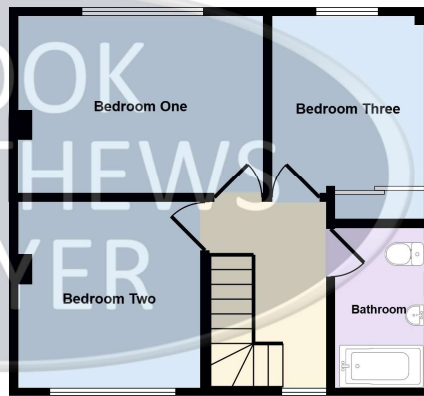




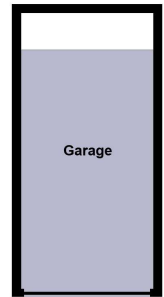
Approx Gross Internal Area
109 sq m / 1172 sq ft



Ground Floor
Approx 58 sq m / 623 sq ft



First Floor
Approx 41 sq m / 444 sq ft



Garage
Approx 10 sq m / 105 sq ft

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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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

