



Southfield Avenue | Seahouses | NE68 7YT NE68 7YT

**Offers in the Region of £305,000**

This fantastic detached house is centrally located on a quiet private road within the vibrant harbour village of Seahouses on the Northumberland coast.

The current owner has extended the ground floor so you have a spacious light and airy kitchen diner space. A bonus with this property is the fact you have three double bedrooms, two reception rooms and a downstairs shower room as well as the upstairs family bathroom. Additionally, you have a utility space. Externally is a low maintenance patio rear garden with an outbuilding to the rear which is perfect for storage and driveway parking for multiple vehicles.

ROOK  
MATTHEWS  
SAYER



**Detached House**

**Utility and Downstairs Shower Room**

**Three Double Bedrooms**

**Council Tax Band- D**

**Large Kitchen Diner Extension**

**Tenure- Freehold**

**Outbuilding for storage**

**EPC Rating- E**

For any more information regarding the property please contact us today

## 18 Southfield Avenue, Seahouses, NE68 7YT

### ENTRANCE HALL

UPVC door with double-glazed window | Radiator | Cupboard | Doors to; shower room, utility, kitchen/diner, lounge, stairs to first floor

### KITCHEN / DINER 24'2" x 13'4" (7.36m x 4.06m max)

Tiled floor | Two radiators | Matching wall and base units incorporating stainless steel sink, electric oven and gas hob, extractor hood, space for dishwasher and fridge freezer | Island/breakfast bar with base units | Part tiled walls

### LOUNGE 16' x 11'11" (4.87m x 3.63m max)

Radiator | Wood burner | Wood effect flooring | Dual aspect double-glazed windows | Doors to office

### OFFICE 11'11" x 7'1" (3.63m x 2.16m max)

Double-glazed window | Wood effect flooring

### UTILITY 7'4" x 4'6" (2.23m x 1.37m)

Part tiled walls | Cupboard | Tiled floor | Wall units Boiler | Space for washing machine | UPVC door with double-glazed window leading out to the side of the property

### SHOWER ROOM 12'6" x 7'1" (3.81m x 2.16m)

Fully tiled walls | Cupboard | Extractor | Wash-hand basin and close-coupled W.C | Single electric shower

### FIRST FLOOR LANDING

Double-glazed window | Radiator

### BEDROOM ONE 12'10" x 7'7" (3.91m x 2.31m)

Wood effect flooring | Radiator Double-glazed window

### BEDROOM TWO 12' 6" x 7' 11" (3.81m x 2.41m)

Wood effect flooring | Radiator Double-glazed window

### BEDROOM THREE 12'10" x 8'0" (3.91m x 2.44m)

Dual aspect double-glazed windows | Radiator | Wood effect flooring

### BATHROOM 8' 0" x 5' 11" (2.44m x 1.80m)

Tiled floor | Part tiled walls | Vanity wash-hand basin | Storage units | Close-coupled W.C | Bath base | Double-glazed frosted window | Chrome ladder style heated rail | Extractor

**T: 01665 510044**

[alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Wood burner and oil  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No known issues  
Parking: Driveway

**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.

**RESTRICTIONS AND RIGHTS**

Easements, servitudes, or wayleaves – Telegraph pole in front garden.

**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: D**

**EPC RATING: E**

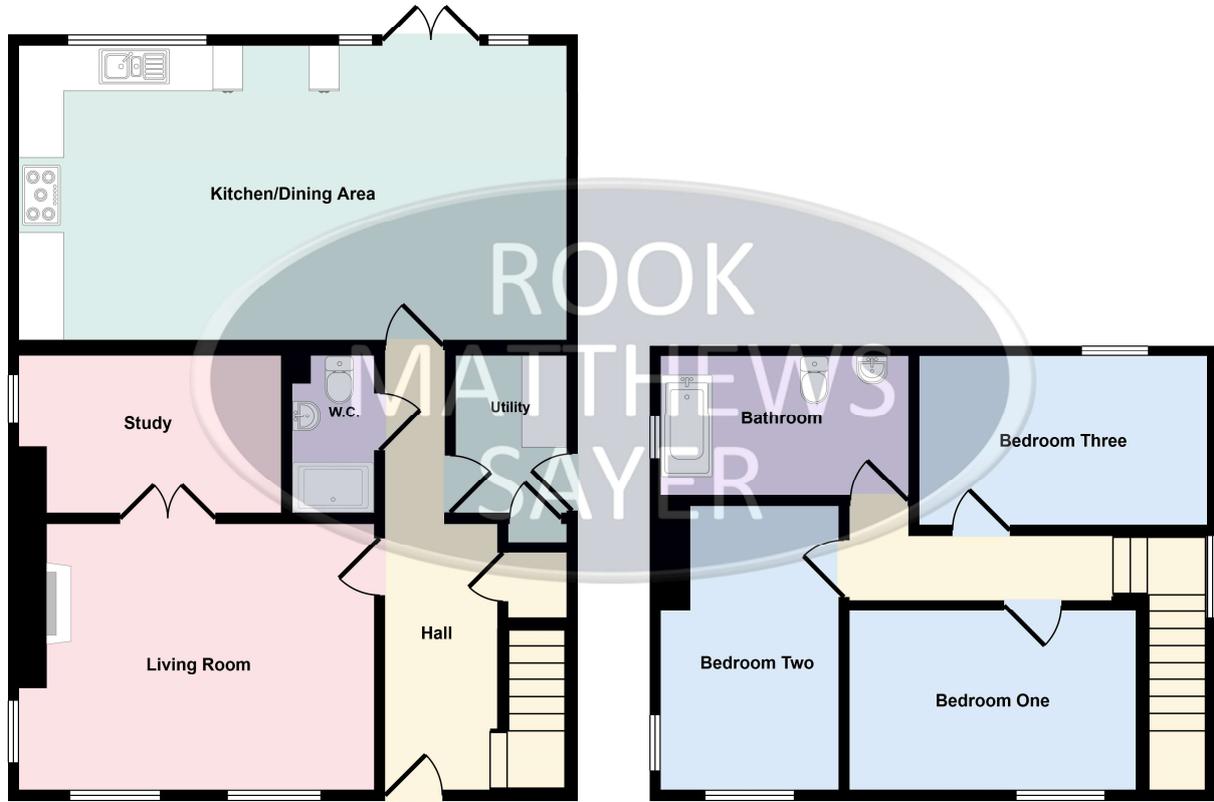
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	49 E	
21-38	F		
1-20	G		

AL009088.IL.CM.05.06.25.V2



# FLOOR PLAN

Approx Gross Internal Area  
116 sq m / 1244 sq ft



Ground Floor  
Approx 73 sq m / 789 sq ft

First Floor  
Approx 42 sq m / 455 sq ft

AL009088 - Version 1.0

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.

**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.

**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 effect your credit score.

