



King Street | Seahouses | NE68 7XW

**£340,000**

An immaculately presented traditional style property located in the vibrant coastal harbour village of Seahouses in Northumberland. With an open-plan dining room and kitchen at the rear, this popular layout provides a fantastic bright and airy space that leads through to the conservatory overlooking the mature and well-maintained lawn garden. The separate lounge at the front features a wood-burning stove, creating a cosy space for relaxing on an evening. At the side off the property, the utility links the rear garden, garage, and kitchen, making clever use of the space provided and is a useful laundry room complete with a sink and space for appliances. Upstairs, the three bedrooms are accompanied by a modern spacious shower-room, and the largest bedroom offers plenty of storage in the sliding door fitted wardrobes that span the full depth of the room. Further storage space is available in the garage, and parking is off-street on the drive at the front, alongside the lawned front garden. A delightful home offering beautifully presented accommodation near to local shops and coastal walks.

ROOK  
MATTHEWS  
SAYER

 x 3  x 2  x 1

**SEMI-DETACHED**

**WOODBURNER**

**THREE BEDROOMS**

**COASTAL VILLAGE LOCATION**

**GARAGE**

**OPEN-PLAN DINING KITCHEN**

**CONSERVATORY**

**WELL-PRESENTED**

For any more information regarding the property please contact us today

**41 King Street, Seahouses NE68 7XW**

**ENTRANCE PORCH**

Double-glazed composite door | Half-glazed door to hall

**HALL**

Laminate flooring | Storage/cloaks cupboard | Electric radiator | Staircase to first floor | Doors to lounge, and dining kitchen



**LOUNGE**

**14' 6" into bay window x 12' 10" (4.42m x 3.91m)**

Double-glazed walk-in bay window | Laminate flooring | Covings to ceiling | Ceiling rose | Wood burning stove set on a tiled hearth

**DINING KITCHEN**

**12' 1" x 11' 10" max into alcove (3.68m x 3.60m)**

Laminate flooring | Electric radiator | Open to kitchen area | Covings to ceiling | Fitted cupboards in alcoves

**CONSERVATORY**

**8' 10" x 10' 6" (2.69m x 3.20m)**

Double-glazed window and French doors | Tiled effect laminate flooring | Electric radiator

**KITCHEN AREA**

**7' 9" x 10' 10" (2.36m x 3.30m)**

Open to dining area | Electric radiator | Storage cupboard/pantry | Double-glazed window | Fitted units incorporating 1 ½ stainless steel sink, electric hob and extractor hood, electric oven

**UTILITY**

**10' 4" x 4' 4" (3.15m x 1.32m)**

Doors to garden and garage | Fitted units incorporating stainless steel sink with space for washing machine and tumble dryer

**LANDING**

Double-glazed window | Doors to bedrooms and shower room | Loft access hatch

**BEDROOM ONE 15' 2" into bay x 11' 9" (4.62m x 3.58m)**

Double-glazed walk-in bay window | Sliding door wardrobes | Electric wall heater

**BEDROOM TWO 12' 0" x 10' 10" into alcove (3.65m x 3.30m)**

Double-glazed bay window | Electric wall heater

**BEDROOM THREE 8' 0" x 7' 6" (2.44m x 2.28m)**

Double-glazed bay window | Electric wall heater

**SHOWER ROOM**

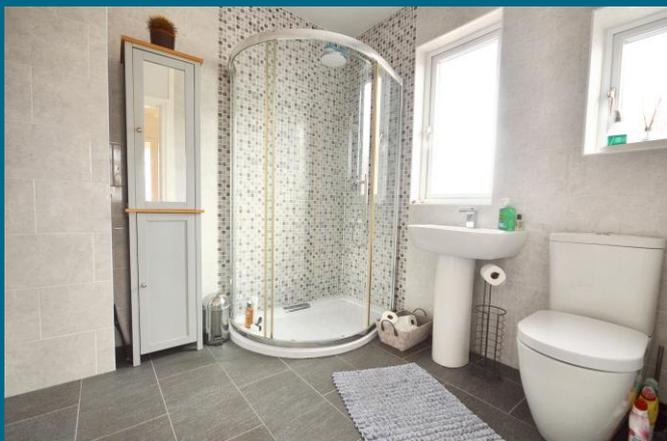
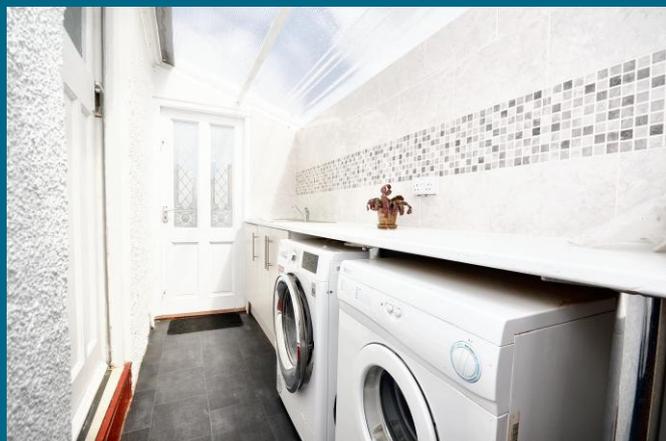
Tiled shower cubicle with mains shower (Water provided from tank) | Pedestal wash-hand basin and close coupled W.C | Chrome ladder style heated rail | Fully tiled walls and floor | Downlights | UPVC panelled ceiling

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric radiators and wall heaters

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known reception issues

Parking: Garage and 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.

#### 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: TBC

AL009115.DM.CM.13/06/25.V1

#### FRONT GARDEN

Mature garden planted with trees and shrubs, mainly laid to lawn | Stone wall | Drive leading to garage.

#### REAR GARDEN

Mature trees | Shed | Lawn and graveled areas | Fenced boundaries | Cold water tap

#### GARAGE 16' 0" x 6' 3" (4.87m x 1.90m)

Up and over door | Light and power | Understairs storage | Access to utility room

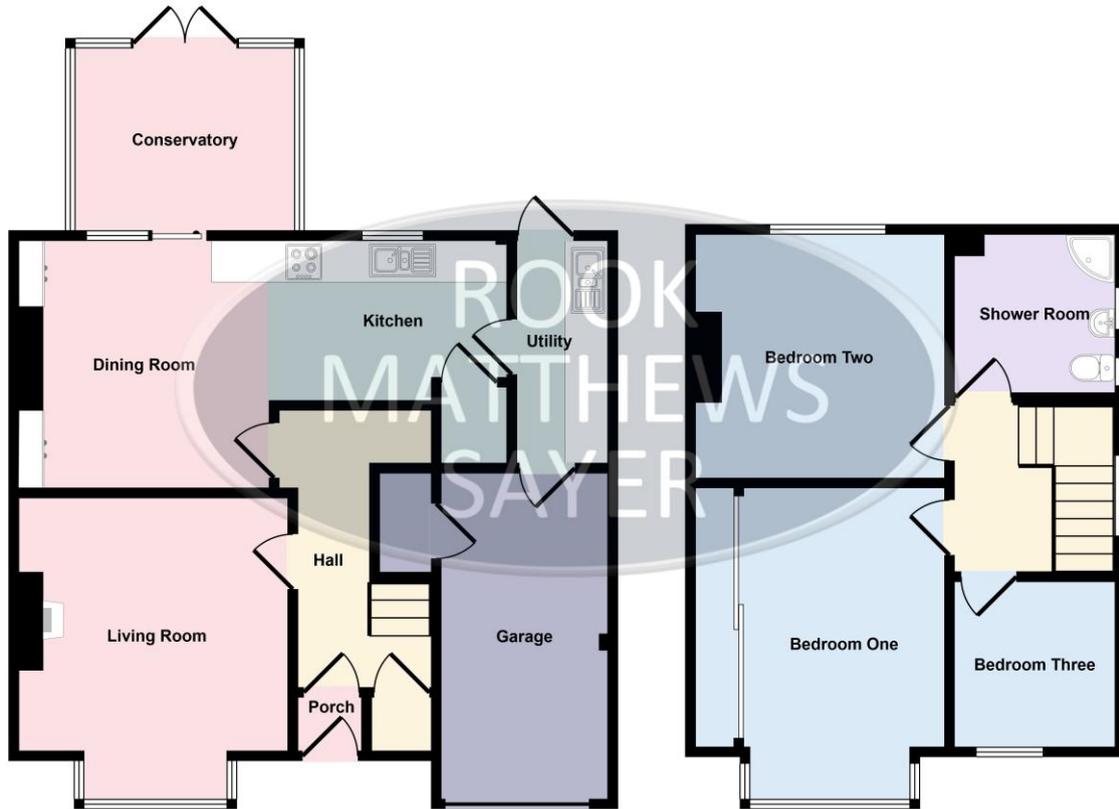


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Approx Gross Internal Area  
116 sq m / 1246 sq ft



Ground Floor  
Approx 71 sq m / 768 sq ft

First Floor  
Approx 44 sq m / 478 sq ft

AL009115 - 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.

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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.

