



St. Aidans | Seahouses | NE68 7SS

£295,000

Beautiful seafront home with breathtaking Farne Islands views, offering a spacious living room, two generous bedrooms, and charming period features throughout. With private gardens front and rear, off-street parking, and a garage, this is coastal living at its finest in a highly desirable location.

RMS | Rook
Matthews
Sayer



GROUND FLOOR APARTMENT

EXCEPTIONAL SEA VIEWS TOWARDS THE FARNE ISLANDS

SPACIOUS LIVING ROOM WITH PERIOD FEATURES

TWO WELL-SIZED BEDROOMS

GARAGE

OFF-STREET PARKING FOR MULTIPLE VEHICLES

PRIVATE GARDENS TO FRONT & REAR PAVED COURTYARD

SOUGHT-AFTER COASTAL LOCATION

For any more information regarding the property please contact us today

21A St. Aidans, Seahouses, NE68 7SS

Positioned in a highly sought-after seafront location, this charming property offers breathtaking, uninterrupted views across the coastline to the Farne Islands—perfect for those seeking a tranquil lifestyle by the sea.

Upon entering, you are welcomed by an attractive entrance vestibule featuring a decorative tiled floor and period details, leading through to a spacious central hallway with original corning and access to all principal rooms.

The standout living room is generously proportioned and flooded with natural light from large front-facing windows, framing spectacular sea views. Period features including ornate corning, picture rails, and a feature fireplace create a warm yet elegant space ideal for relaxing or entertaining.

The fitted kitchen is equipped with a range of wall and base units, integrated appliances, and direct access to the rear courtyard—perfect for indoor-outdoor living.

The property boasts two well-proportioned bedrooms. The principal bedroom benefits from a beautiful bay window with stunning coastal views, while the second bedroom offers excellent storage with built-in wardrobes and a rear aspect.

A fully tiled bathroom completes the interior, featuring a modern suite including bath, separate shower cubicle with electric shower, and contemporary chrome heated towel rail.

Externally, the home continues to impress. A front garden provides a spectacular vantage point overlooking the sea, while a shared driveway leads to a private lawned garden and hardstanding with parking for up to three vehicles. To the rear, a paved courtyard garden offers a private outdoor retreat, with access across the shared driveway to a single garage set within a block.

ENTRANCE VESTIBULE

UPVC double-glazed entrance door | Decorative tiled floor | Dado rail | Part-glazed door to main hall

HALL

Electric storage heater | Original cornice | Doors to; living room, bedrooms, kitchen, and bathroom

LIVING ROOM (Front) 14' 8" x 19' 0" (4.47m x 5.79m)

Stunning sea views looking directly onto the Farne Islands | UPVC double-glazed windows | Electric storage heater | Feature fireplace incorporating an electric fire | Original cornice | Recess with shelving | Picture rail

KITCHEN (Rear and Side Aspect) 14' 1" x 6' 4" (4.29m x 1.93m)

with a range of wall and base units incorporating; single sink, integrated ceramic electric hob, extractor hood, integrated electric oven, space for undercounter fridge, space for undercounter washing machine

Part-tiled walls | Electric storage heater | Cupboard housing hot water tank | UPVC double-glazed window to the side and a UPVC double-glazed door leading to the rear courtyard

BEDROOM ONE (Front) 12' 6" x 15' 3" (3.81m x 4.64m)

Impressive direct sea views out to the Farne Islands | UPVC double-glazed bay window | Electric wall panel heater | Electric storage heater | Picture rail | Original cornice

BEDROOM TWO (Rear)

11' 10" plus door recess x 13' 7" (3.60m plus door recess x 4.14m)
UPVC double-glazed windows | Built-in storage cupboards and wardrobes | Electric storage heater | Picture rail

T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

BATHROOM (Side)

Bath | Close-coupled W.C. | Pedestal wash hand-basin | Tiled shower cubicle with an electric shower | Chrome ladder style electric radiator | Fully tiled walls | UPVC panelled ceiling with downlights | UPVC double-glazed frosted window

EXTERNALLY

Front garden directly facing the sea with views of the Farne Islands | Shared driveway leading to private lawn garden with hedge boundary and hardstanding parking for up to three cars

Paved rear garden with fence boundaries and a gate leading across the shared driveway leading to a single garage – located in a block of three

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric storage heaters and wall heater

Broadband: There is broadband connected to the property, but our client is unsure as to the nature of the connection. However, the open reach website confirms that fibre to the cabinet is available in that location.

Mobile Signal Coverage Blackspot: No known issues

Parking: Hardstanding Parking Area for three vehicles

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

There is a shared drive leading to three properties, of which this property is one of them. There is a shared responsibility for the upkeep of this drive. It leads to the garages at the rear of the building, and access to the hard-standing private parking for the property at the front of the building.

Our client is not aware of any restrictions that prevent use as a holiday-let rental, but will endeavor to make further enquiries to confirm this.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 199 years from 01/05/1922

Ground Rent: peppercorn rent approx. £2.50 per annum. No planned increases.

No Service Charge

COUNCIL TAX BAND: B

EPC RATING: Currently awaiting EPC



AL009534/DM/TB/24.04.26/V2



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer





Approx Gross Internal Area
95 sq m / 1026 sq ft



Floorplan
Approx 82 sq m / 887 sq ft

Garage
Approx 13 sq m / 139 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.

AL009534 VERSION 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.

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.



T: 01665 510044

Branch alnwick@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer