



Seaburn View | New Hartley | NE25 0SB

£225,000

Fantastic four-bedroom family home situated in this lovely village of New Hartley. Close to local schools, amenities, Seaton Delaval Train Station with excellent road links providing easy access to Whitley Bay and the A19. The nearby villages of Seaton Delaval and Seghill offer a further range of everyday amenities, while the beautiful Northumberland coastline, including Seaton Sluice and Blyth beaches, is also just a short drive away. Superb sized hallway with two storage cupboards, spacious lounge with feature fireplace and bay window, kitchen/diner leading through to the conservatory which overlooks the rear garden. There is also a convenient downstairs W.C. On the first floor are four bedrooms, two benefitting from fitted wardrobes and the family bathroom. Externally, the property benefits from gardens to both the front and rear, garage and potential for driveway subject to necessary planning consent



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**Fabulous Sized Semi-Detached
Family Home**

**Gorgeous Village Location, Close to
Local School and Amenities**

**Within a Five-Minute Drive to
Seaton Delaval Train Station**

Lounge with Feature Bay Window

**Modern Kitchen/Diner with access
to the Conservatory**

**Four Bedrooms with Two Benefiting
from Fitted Wardrobes**

Garage with Front and Rear Gardens

**Stunning Family Bathroom and
Downstairs W.C.**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: (front) 14'5 x 7'3 (4.39m x 2.21m), two storage cupboards, double glazed window, turned staircase, radiator, door to:

LOUNGE: (front) 15'0 x 13'2 (4.57m x 4.01m), feature bay double glazed window, fireplace, beautiful ceiling rose, radiator

KITCHEN: (rear) 19'2 x 8'8 (5.84m x 2.64m), modern kitchen with a range of wall and base units, contrasting worktops, gas hob, electric oven, cooker hood, tiled walls, plumbing for washing machine, radiator, French doors to the conservatory, double glazed window

DOWNSTAIRS W.C.: (side), wash basin with mixer taps, low level w.c with push button cistern, double glazed window, radiator, tiled walls

CONSERVATORY: (rear) 9'7 x 10'9 (2.92m x 3.28m), French doors to rear garden, doubled glazed windows,

LANDING: turned staircase, double glazed window, door to:

BEDROOM ONE: (front) 13'5' x 8'7 (4.09m x 2.62m), double glazed window, radiator

BEDROOM TWO: (rear) 12'7 x 8'8 (3.84m x 2.64m), double glazed window, radiator, fitted wardrobe

BEDROOM THREE: (front) 10'9 x 8'2 (3.28 x 2.48), double glazed window, radiator, fitted wardrobe

BEDROOM FOUR: (rear) 9'5 x 8'2 (2.87 x 2.48), double glazed window, radiator

EXTERNALLY: rear garden with lawn and fenced borders, garage, potential for driveway subject to necessary planning consent

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RMS | Rook
Matthews
Sayer





Awaiting Floorplan

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTC

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

COUNCIL TAX BAND: A

EPC RATING: C

WB3920 li DB.18.09.2026 v.1

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.

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 as any authority to make or give any representation or warranty whatever in relation to this property.



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