



Kings Field | Seahouses | NE68 7PA

£240,000

A beautiful two-bedroom end-terrace home in a popular coastal development, just moments from the beach, golf course and village amenities. Featuring a stylish shaker kitchen, contemporary bathrooms, spacious living accommodation including a sunroom, coastal views towards Beadnell from the principal bedroom, two parking spaces and a low-maintenance garden, this attractive property is perfectly suited as a main home, holiday retreat or investment opportunity.

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END-LINK HOUSE

**ENSUITE, SHOWER ROOM &
GROUND FLOOR W.C.**

SUNROOM

WALKING DISTANCE TO COASTLINE

TWO ALLOCATED PARKING SPACES

VIEWS TOWARDS BEADNELL

For any more information regarding the property please contact us today

Situated within a sought-after modern development at the southern end of Seahouses, close to the coastline and golf course, this beautifully presented end-terrace house offers an ideal opportunity as a permanent residence, holiday home or investment property. Enjoying lovely coastal views towards Beadnell from the principal bedroom, the property is also within easy walking distance of Seahouses' bustling harbour, Main Street amenities, shops, cafés and restaurants.

The accommodation has been thoughtfully updated by the current owners, with the kitchen, shower room, en-suite and ground floor W.C. all benefiting from stylish refurbishment. The contemporary kitchen is fitted with an attractive range of shaker-style units and complementary tiling, while the bathrooms feature modern suites with sleek shower enclosures and low-maintenance Wet Wall panelling.

The ground floor offers a spacious living room with ample space for both lounge and dining furniture, creating a versatile and sociable living environment. Sliding patio doors lead through to a sunroom, providing a second reception space and enjoying pleasant views over the rear low maintenance garden.

Upstairs, there are two bedrooms, including a principal bedroom with en-suite facilities and attractive outlooks offering distant coastal views towards Beadnell. A modern family shower room serves the second bedroom.

Externally, the property benefits from an enclosed rear garden, two allocated parking spaces, and oil-fired central heating supplying radiators throughout.

Located within a popular development comprising a mix of permanent residences, second homes and successful holiday-let properties, this is a superb coastal home in one of Northumberland's most desirable seaside locations.

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LIVING ROOM

4.48m x 4.05m (1'8" x 13'3")

KITCHEN

2.95m x 2.37m (9'8" x 7'9")

SUN ROOM

3.43m x 2.47m (11'3" x 8'1")

BEDROOM 1

3.57m x 3.49m (11'9" x 11'5")

EN-SUITE

BEDROOM 2

3.53m x 2.40m (11'7" x 7'10")

SHOWER ROOM

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: FTTC

Mobile Signal Coverage Blackspot: No known issues

Parking: 2 Allocated parking spaces

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.

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: B

EPC RATING: C

AL009868/DM/VG/26.10.2026/V.2

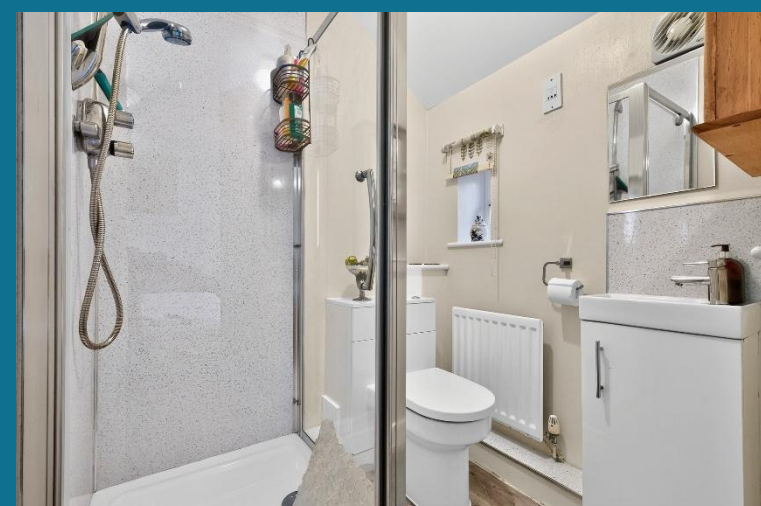
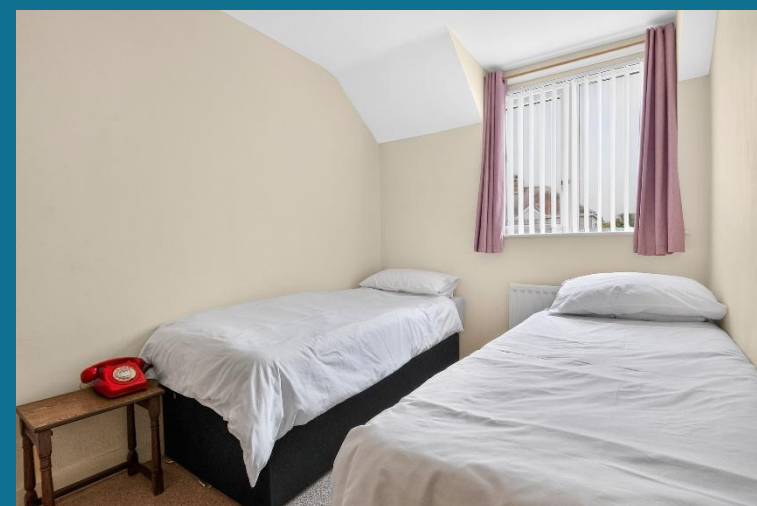


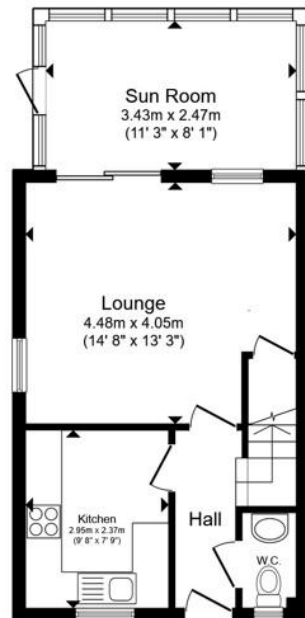
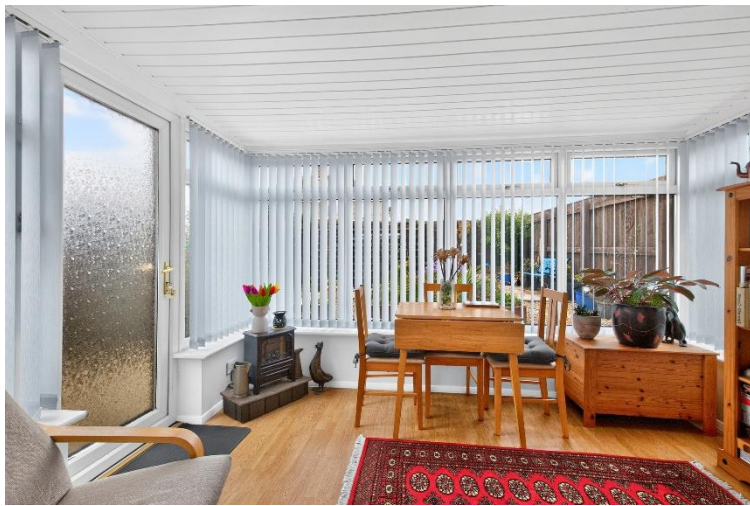
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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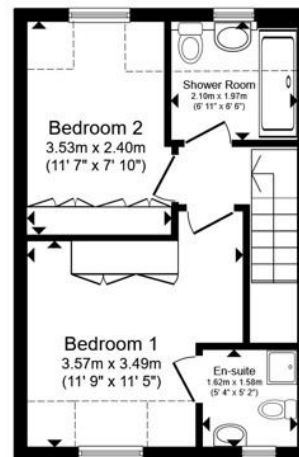
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Ground Floor



First Floor

Total floor area 74.2 m² (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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.

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.



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