



## Kings Field Seahouses

- Freehold detached house
- Three bedrooms
- Dining kitchen
- Coastal location
- Garage
- Front and rear gardens

Offers in the Region of **£289,000**

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# 60 Kings Field Seahouses Northumberland NE68 7PA

With a south-west facing rear garden, this detached three bedroom property has a favourable aspect on the Kings Field development in Seahouses. On the approach to the property within the cul-de-sac there are delightful views of the coastline down towards Beadnell. Properties on this development are popular with both home owners and holiday let rentals due to their proximity to the coastline and within walking distance to the main centre of Seahouses. The attached garage is a valuable addition and the drive provides off-street parking. The dining kitchen at the rear enjoys a sunny aspect, and a downstairs W.C. is conveniently position off the entrance porch. The larger two bedrooms include fitted wardrobes and the third bedroom has a built in cupboard with a hanging rail.



## ENTRANCE PORCH

Double glazed entrance door | Laminate flooring | Radiator | Double glazed window

## W.C.

Double glazed frosted window | Laminate flooring | Wash hand basin | Closed coupled W.C. | Radiator | Extractor fan

## LOUNGE

14' 3" x 11' 9" (4.34m x 3.58m)

Double glazed window | Laminate flooring | Fireplace with electric fire | Understairs cupboard | Radiator | Staircase to first floor



## KITCHEN / DINER

14' 7" x 8' 7" (4.44m x 2.61m)

Laminate flooring | Double glazed window | Double glazed sliding patio doors | Radiator | Fitted wall and base units | Stainless steel sink | Electric hob | Extractor hood | Electric oven | Space for fridge/freezer | Integrated washing machine | Integrated slimline dishwasher | Part tiled walls | Extractor fan

## FIRST FLOOR LANDING

Radiator | Doors to bedrooms and bathroom

## BEDROOM 1

15' 6" x 7' 10" (4.72m x 2.39m)

Double glazed window | Sliding door mirror wardrobes | Radiator

## BEDROOM 2

7' 10" x 9' 7" (2.39m x 2.92m)

Double glazed window | Radiator | Sliding door mirror wardrobe

## BEDROOM 3

6' 5" x 9' 0" (1.95m x 2.74m) (including cupboard)

Double glazed Window | Radiator | Storage cupboard with hanging rail and shelf



## BATHROOM

Double glazed frosted window | Bath with tiled surround, mains shower with bi-fold shower screen | Closed coupled W.C. | Laminate flooring | Radiator | Extractor Fan

### GARAGE

8' 10" x 16' 11" (2.69m x 5.15m)

Light and power | Central Heating Boiler | Coldwater tap | Shelving

### EXTERNALLY

Front garden has a lawn | Blocked paved driveway leading to garage | Side access gate to rear | Artificial grassed lawn | Patio | Fenced boundaries | Oil tank | Coldwater tap

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and conformation should be sought from a conveyancer as to its effect on the property, if any.

### HOLIDAY LET

While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's letting of the property and its compliance with the holiday letting laws. If necessary, independent professional advice should be obtained prior to making any decisions to view or otherwise.

### TENURE

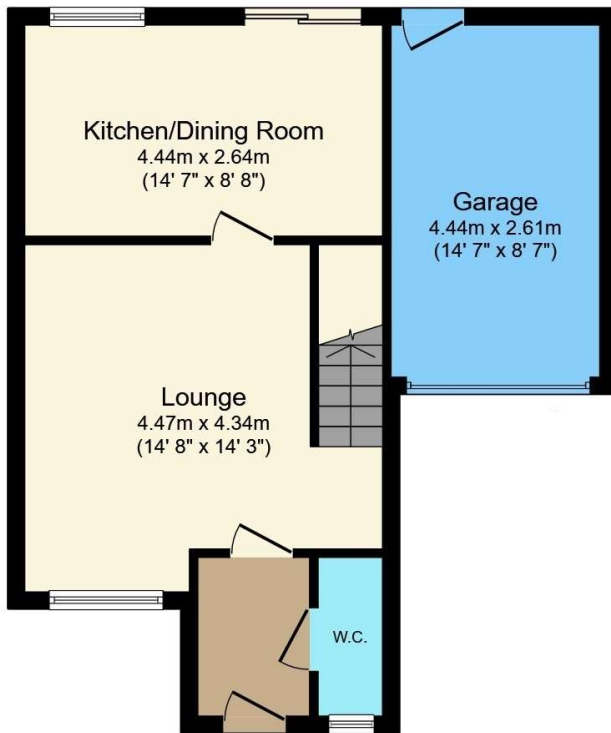
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B | EPC RATING: D**

AL008759/DM/KM/18.06.24/V.4

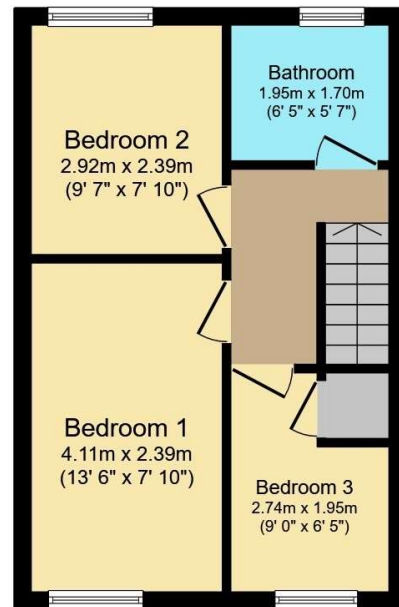
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





### Ground Floor

Floor area 47.2 sq.m. (508 sq.ft.)



### First Floor

Floor area 31.6 sq.m. (341 sq.ft.)

**TOTAL: 78.8 sq.m. (848 sq.ft.)**

## 60 Kings Field

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)

Version 1

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