



Kings Field Seahouses

- Detached property
- Three bedrooms
- Master with ensuite and dressing room
- Coastal location
- Used as a holiday let rental
- Integral garage

Guide Price **£325,000**

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34 Kings Field Seahouses, Northumberland NE68 7PA

The Kings Field development in Seahouses is popular with a range of buyers looking for holiday let rental investments, second homes, and as a main residence on the coast. This three-bedroom detached house offers well-presented accommodation with neutral décor and contemporary styling, as well as a refurbished ensuite and main bathroom. It is currently used as a holiday let rental and occupies a great position on the development in a cul-de-sac position with an aspect that enjoys the sun in the back garden and views of the sea. The accommodation includes some desirable features such as a downstairs W.C., utility, ensuite, and an integral garage that is also useful for additional storage space. Viewings are mostly available on a Saturday which is the changeover day for holiday guests.

HALL

Composite entrance door | Radiator | Door to lounge

LOUNGE 12' 10" plus bay window x 10' 5" (3.91m plus bay window x 3.17m)

Double glazed bay window | Understairs storage cupboard | Radiator | Luxury vinyl tiled flooring | Open to dining room

DINING ROOM 9' 0" x 8' 1" Plus bay window (2.74m x 2.46m Plus bay window)

Double glazed bay window | Radiator

KITCHEN 8' 0" x 8' 2" (2.44m x 2.49m)

Double glazed window | Fitted wall and base units | Stainless steel sink | Electric hob | Extractor hood | Electric oven | Integrated fridge/freezer | Integrated dishwasher | Part tiled walls | Luxury vinyl tiled flooring

UTILITY 5' 2" x 4' 10" (1.57m x 1.47m)

Double glazed external door | Base units | stainless steel sink | Space for washing machine | Part tiled walls | Radiator | Luxury vinyl tiled flooring | Doors to kitchen and W.C.

W.C.

Close coupled W.C. | Pedestal wash hand basin | Radiator | Extractor fan

FIRST FLOOR LANDING

Doors to bedrooms and bathroom

BEDROOM ONE 11' 6" x 10' 5" (3.50m x 3.17m)

Double glazed windows | Radiator | Dressing area | Ensuite

DRESSING AREA 6' 3" x 5' 7" (1.90m x 1.70m)

Double glazed window | Sliding door mirror wardrobes

ENSUITE

Double glazed frosted window to front | Shower cubicle with mains shower | Pedestal wash hand basin | W.C. | Chrome ladder towel rail | Radiator

BEDROOM TWO 14' 11" x 8' 10" (4.54m x 2.69m)

Double glazed window | Radiator

BEDROOM THREE 9' 8" x 6' 10" (2.94m x 2.08m)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window to rear | Bath with mains shower over | Part tiled walls | Tiled floor | Pedestal wash hand basin | W.C. | Radiator | Extractor fan



GARAGE

A single integral garage with up and over door

EXTERNALLY

Lawned front garden | Block paved drive | Side gate access to rear garden |
Lawned rear garden | Patio | Gravelled area | Fenced boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil
Broadband: Satellite
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 confirmation should be sought from a conveyancer as to its effect on the property, if any.

ACCESSIBILITY

This property has step free access to the front door

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

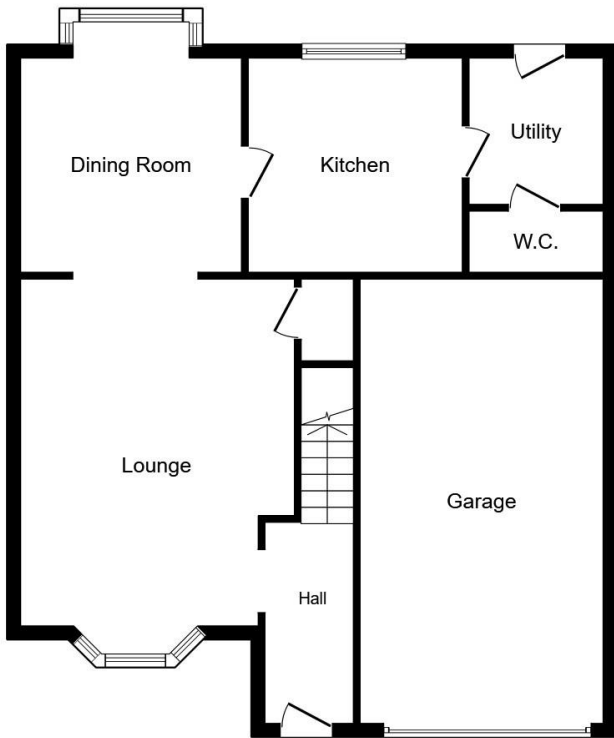
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND D | EPC RATING D

AL008804/DM/RJ/12.06.2024/V1

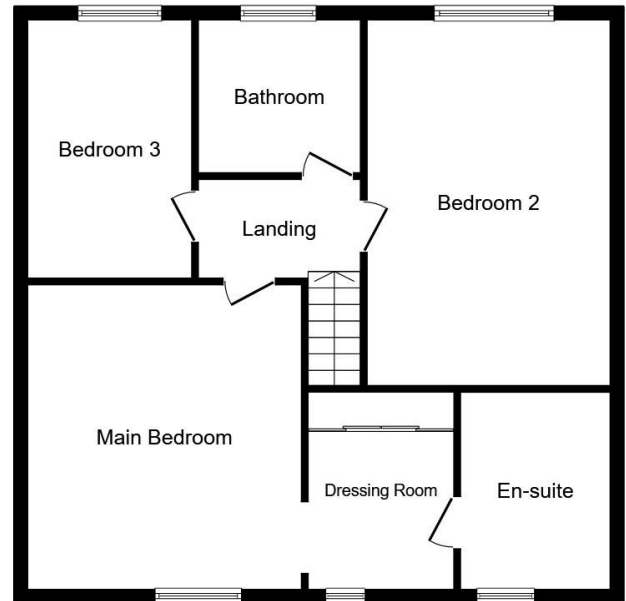
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor

Floor area 86.4 m² (930 sq.ft.)



First Floor

Floor area 77.3 m² (832 sq.ft.)

TOTAL: 163.8 m² (1,763 sq.ft.)

34 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

Version 1

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