



Kings Field Seahouses

- Mid-link house
- Two bedrooms
- Off-street parking
- Ensuite master bedroom
- Rear garden
- No chain

Guide price **£245,000**

01665 510 044
3-5 Market Street, Alnwick, NE66 1SS

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
alnwick@rmsestateagents.co.uk



27 Kings Field Seahouses NE67 7PA

A super property in Seahouses that would make an ideal first-time buyer home by the sea, second home, or a holiday let rental investment (as it is currently used). The property is located on a modern development at the south end of the village near the beach and golf course, and is also within walking distance to the main shopping street and harbour. Off-street parking is available with a drive at the front, and a garden at the rear. The accommodation has some great features that include; a downstairs W.C., ensuite shower room to the largest bedroom, and a lounge at the rear that has French doors out to the rear garden. A fantastic modern coastal property.



HALL

Double glazed entrance door | Radiator | Staircase to first floor | Doors to kitchen, W.C. and lounge

KITCHEN 9' 8" x 7' 10" (2.94m x 2.39m)

Double glazed window | Laminate floor | Radiator | Part tiled walls | Fitted units | Electric hob with extractor hood | Electric oven | Space for washing machine | Space for slim line dishwasher | Space for fridge freezer



LOUNGE 13' 5" x 14' 8" (4.09m x 4.47m)

Double glazed sliding patio doors | Radiator | under-stair cupboard | Wood panelled feature wall

W.C.

Double glazed frosted window | Radiator | Close coupled W.C. | Pedestal wash hand basin | Laminate floor | Extractor fan

LANDING

Doors to bedrooms and bathroom

BEDROOM ONE 12' 0" x 11' 6" (3.65m x 3.50m)

Double glazed dormer window | Radiator | Door to ensuite

ENSUITE

Double glazed frosted window | Radiator | Close coupled W.C. | Pedestal wash hand basin | Wet wall shower cubicle with mains shower | Vinyl tiled floor | Extractor fan | Shaver point



BEDROOM TWO 11' 5" x 7' 4" (3.48m x 2.23m)

Double glazed dormer window | Radiator

BATHROOM

Double glazed frosted window | Radiator | Close coupled W.C. | Pedestal wash hand basin | Bath with mains mixer tap shower | Bi-fold shower screen | Vinyl tiled floor | Part tiled walls| Shaver point

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Oil central heating
Broadband: Fibre to a cabinet
No mobile blackspot
Parking: Drive at front – off-street parking

MINING

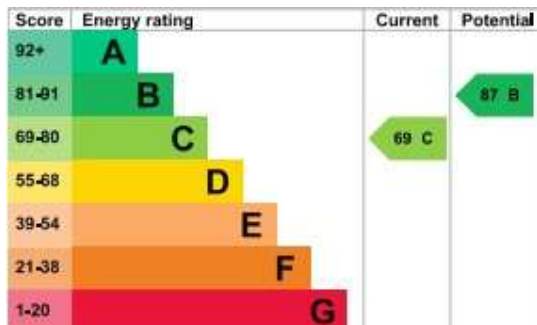
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: Currently used as a holiday let rent, therefore small business rates apply (currently nothing payable/£zero)

EPC RATING: C



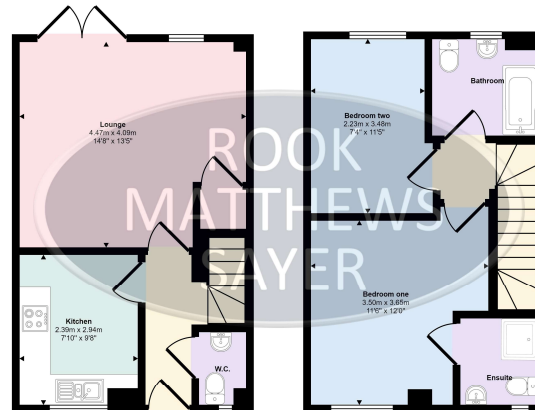
AL008852.DM.KM.29/08/2024.V1





Space for EPC graph

Approx Gross Internal Area
63 sq m / 682 sq ft



Ground Floor
Approx 31 sq m / 338 sq ft

First Floor
Approx 32 sq m / 344 sq ft

Version 1.0

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.

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.

16 Branches across the North-East

