



North Street Seahouses

A quaint and characterful traditional Victorian stone property circa 1925 situated in a prime location near the harbour in Seahouses. The traditional houses in this area are highly desirable as holiday let investment properties, and this charming house is no exception. The downstairs has 10ft high ceilings, original open fire in the lounge. Upstairs the three bedrooms are spacious and the bathroom has a modern upgrade. Although currently a successful holiday let property, the cottage would also make an ideal second home or main residence within this vibrant village on the Northumberland coast.

Guide Price **£275,000**

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3 North Street Seahouses NE68 7SD

ENTRANCE HALL

Electrical thermostatically controlled radiator | Karndean flooring | Staircase | Under stairs storage cloakroom cupboard | Doors to lounge, kitchen and dining room | Karndean flooring

LOUNGE 14' 5" x 13' 5" Max (4.39m x 4.09m)

Double glazed windows | Cupboard | Fireplace with open fire | Electrical thermostatically controlled radiator | Picture rail

KITCHEN 16' 5" x 6' 9" (5.00m x 2.06m)

Double glazed windows | Double glazed door to rear courtyard | Space for fridge freezer, washing machine and dishwasher | Single electric induction hob | Electric oven | Stainless steel sink | Splashback | Wall and base units | Part tiled surround | Electrical thermostatically controlled radiator | Extractor fan | Karndean flooring



DINING ROOM 13' 8" Max x 9' 10" (4.16m x 2.99m)

Double glazed windows | Cupboard | Electrical thermostatically controlled radiator | Original Black cast iron fireplace | Wooden laminate flooring

LANDING

Cupboard | Doors to bedrooms and bathroom | Skylight at top of the stairs



BATHROOM

Double glazed frosted windows | Amtico flooring | Part tiled | Two chrome ladder style towel rails | Close coupled toilet | Pedestal wash hand basin | Cupboard | Bath with shower and rain head hand held attachment | Chrome hand rail | Mirror

BEDROOM ONE 13' 5" x 11' 11" (4.09m x 3.63m)

Two double glazed windows | Electrical thermostatically controlled radiator

BEDROOM TWO 10' 8" x 11' 10" Max (3.25m x 3.60m)

Double glazed window | Electrical thermostatically controlled radiator

BEDROOM THREE 9' 0" x 7' 6" (2.74m x 2.28m)

Double glazed window | Electrical thermostatically controlled radiator | Cupboard over stair head



EXTERNALLY

Front

South facing gated & enclosed front patio in Indian sandstone | Composite front entrance door | A slate roof with solar panels owned by the house that generate an income of £2k + per annum.

Rear

Paved gated yard with two outbuildings | Outside water tap | Lighting

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Electrical thermostatically controlled heaters, Open fire
 Broadband: Fibre to cabinet
 Mobile Signal Coverage Blackspot: No
 Parking: Car park nearby, Owners buy a permit for local main car park (costs £225 per annum)

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.

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: Currently Small Business Rates

EPC RATING: D

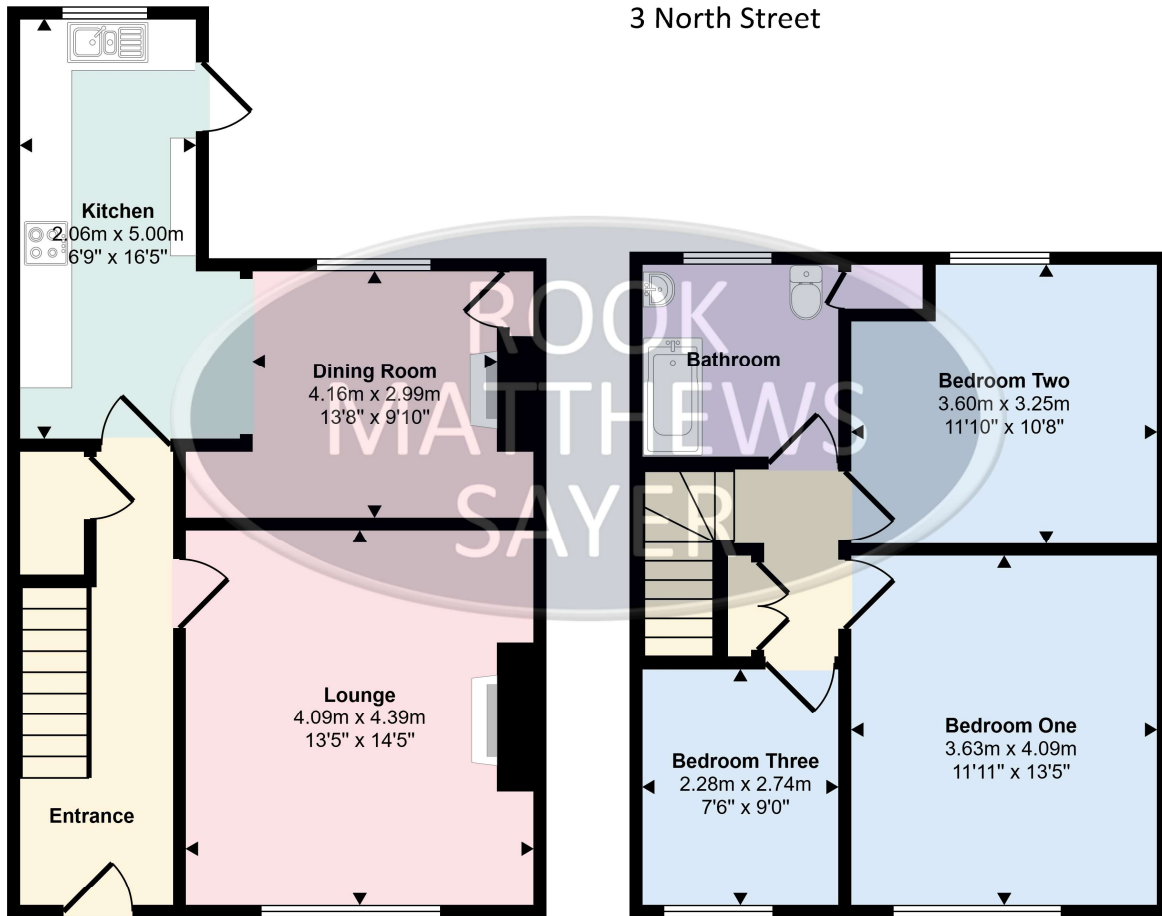
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Approx Gross Internal Area
94 sq m / 1014 sq ft

3 North Street



Ground Floor
Approx 50 sq m / 536 sq ft

First Floor
Approx 44 sq m / 478 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

