



King Street Seahouses

Whether you're in search of a second home by the sea, a coastal property for use as a holiday let investment, or a main residence within a Northumberland village that has a vibrant community life, this beautifully presented home in Seahouses offers an abundance of sought-after features and is situated in a favourable location at the south end of King Street near the golf course, with distant views down the coastline to Beadnell.

Superb open plan living space at the rear of the downstairs accommodation offers a spacious and bright room with distinct areas for seating, dining, and cooking. This wonderful living area is perfect for entertaining guests, relaxing, and enjoying the sunny westerly aspect with doors out to the sizeable rear garden. The separate lounge at the front offers the opportunity for use as a downstairs bedroom, whilst the two double bedrooms upstairs are currently arranged as a double and twin bedroom, along with an ensuite shower room off the front bedroom and a spacious family bathroom that includes a bath and a separate shower cubicle. The garage widens towards the rear, providing excellent storage and also allows access to the rear garden.

This is a most pleasant and bright property situated in a sought-after position that also offers a private rear garden with distant views over to the Cheviots.

Guide Price £295,000

ROOK
MATTHEWS
SAYER

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

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



60 King Street Seahouses NE68 7XS

GROUND FLOOR

PORCH

Double glazed UPVC entrance door and windows | Glazed door to hall

HALL

Staircase to first floor | Radiator | Laminate flooring | Understairs cupboard | Doors to lounge and rear open plan living/dining/kitchen

LOUNGE 12' 5" x 12' 5" (3.78m x 3.78m)

Walk-in UPVC double glazed bay window | Radiator | Laminate flooring

KITCHEN AREA 7' 0" x 15' 1" (2.13m x 4.59m)

Fitted kitchen with a range of wall & base units comprising: Integrated microwave | Integrated electric oven and hob with an extractor hood | Integrated under-counter fridge | Integrated dishwasher | 1.5 'BLANCO' sink

The kitchen area is open to the dining and seating area | Part tiled walls | Laminate flooring | Storage cupboard | UPVC double glazed window

DINING AREA 10' 8" x 7' 0" (3.25m x 2.13m)

Sliding UPVC patio doors | Radiator | Laminate flooring | Open to the kitchen and seating area

SEATING AREA 11' 2" x 15' 7" (3.40m x 4.75m)

Wood burning stove | Laminate flooring | Open to the dining and kitchen area

W.C.

Situated off a small lobby adjacent to the open plan kitchen/dining/living space | Close-coupled W.C. | Wash-hand basin | UPVC double glazed frosted UPVC window

GARAGE 9' 2" min, 18' 11" max x 22' 4" (2.79m min, 5.48m max x 6.8m) (irregular shape)

Electric roller garage door | Plumbing for a washing machine | UPVC double glazed frosted window | Rear exit door to garden

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom | UPVC double glazed window with a distant coastline and sea view

BEDROOM ONE (front aspect) 15' 7" x 10' 7" (4.75m x 3.22m)

UPVC double glazed window | Radiator | Carpeted flooring

ENSUITE

Tiled corner shower cubicle with mains shower | Close-coupled W.C. | Cabinet with integrated wash-hand basin | Chrome ladder style heated towel rail | UPVC double glazed window | Extractor fan | Downlights

BEDROOM TWO 11' 7" x 10' 6" (3.53m x 3.20m)

UPVC Double glazed window | Radiator | Carpeted flooring

BATHROOM

Bath | Tiled shower cubicle with an electric shower | Floating draw unit with integrated wash-hand basin | Close-coupled W.C. | Chrome ladder style heated towel rail | Part-tiled walls | Laminate flooring | Double glazed Velux window | Extractor fan | Loft access hatch | Downlights | UPVC double glazed window



EXTERNALLY

FRONT

Drive leading to garage | Wall and fenced garden

REAR

Garden laid mainly to lawn | Paved patio area | Mature trees, bushes & shrubs | Wall and fence boundaries

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating with radiators

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No blackspot

Parking: Garage and drive

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: In use as a holiday let, therefore currently small business rates

EPC RATING: E

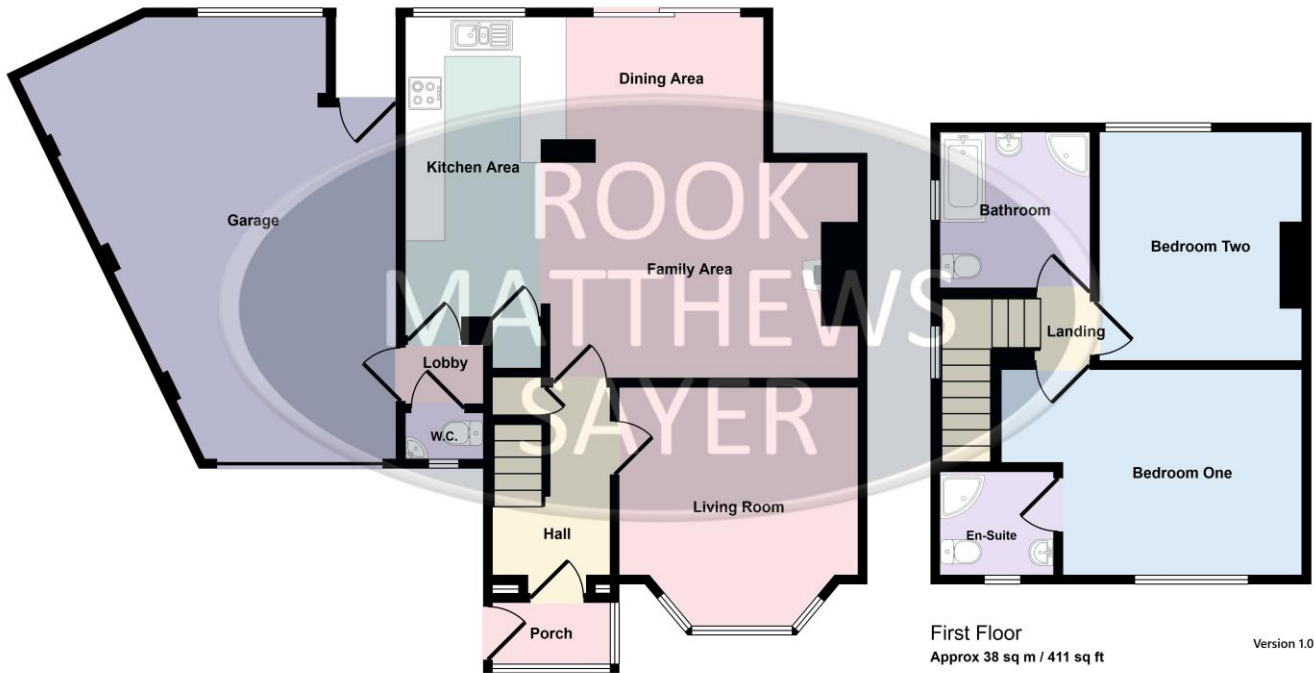
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		





60 King Street

Approx Gross Internal Area
127 sq m / 1368 sq ft



Ground Floor
Approx 89 sq m / 957 sq ft

First Floor
Approx 38 sq m / 411 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.

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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.

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