



Kings Field Seahouses

- Mid terraced
- Two bedrooms
- Master with ensuite
- Coastal village location
- Conservatory
- No chain

Guide Price: **£240,000**

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52 Kings Field

Seahouses, Northumberland NE68 7PA

Kings Field is a small modern development in Seahouses, near to the golf course at the south end of the village and walking distance to the main shopping street. It is popular with holiday let and second home properties, as well as owner occupiers who enjoy easy access to the beach and the coastal path. This much loved and well-presented two bedroom house is currently used as a second home and is available to buy with no upper chain. The conservatory extension at the rear enjoys a sunny southerly aspect and serves as extra reception room space. The larger of the two bedrooms upstairs has its own ensuite, and the second bedroom (currently arranged as a twin room) has access to the main bathroom. There is a downstairs toilet for added convenience, and a private allocated parking space in front of the house.



HALL

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

LOUNGE

14' 9" x 13' 4" (4.49m x 4.06m)

Double glazed sliding patio doors to conservatory | Double glazed window | Wall mounted feature electric fire | Laminate flooring | Radiator | Understairs cupboard



CONSERVATORY

10' 11" x 8' 8" (3.32m x 2.64m)

Double glazed windows and door | Laminate flooring | Electric wall heater | Power sockets

W.C.

Double glazed frosted window | Close coupled W.C. | Pedestal wash hand basin with tiled splashback | Radiator | Extractor fan

KITCHEN

7' 9" x 9' 9" (2.36m x 2.97m)

Double glazed window to front | Fitted wall and base units | Stainless steel sink | Electric hob | Extractor hood | Electric oven | Space for washing machine | Space for fridge/freezer | Part tiled walls | Laminate flooring | Radiator | Central heating boiler



FIRST FLOOR LANDING

Doors to bedrooms and bathroom

BEDROOM ONE

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

Double glazed window | Radiator | Door to ensuite

ENSUITE

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

BEDROOM TWO

11' 5" x 7' 11" max (3.48m x 2.41m max)

Double glazed window | Radiator

BATHROOM

Double glazed frosted window | Close coupled W.C. | Pedestal wash hand basin | Bath with mains shower and glass screen | Part tiled walls | Extractor fan | Shaver point | Radiator

EXTERNALLY

There is a tarmac driveway to front | Lawn | Fenced rear garden with patio and screened off area with oil tank and space for storage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: Fibre

Mobile Signal / Coverage Blackspot: No

Parking: Driveway 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.

RESTRICTIONS AND RIGHTS

Easements, servitudes or wayleaves? Yes

ACCESSIBILITY

Level pathway to front door

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 C

AGENTS NOTE

HOLIDAY LET

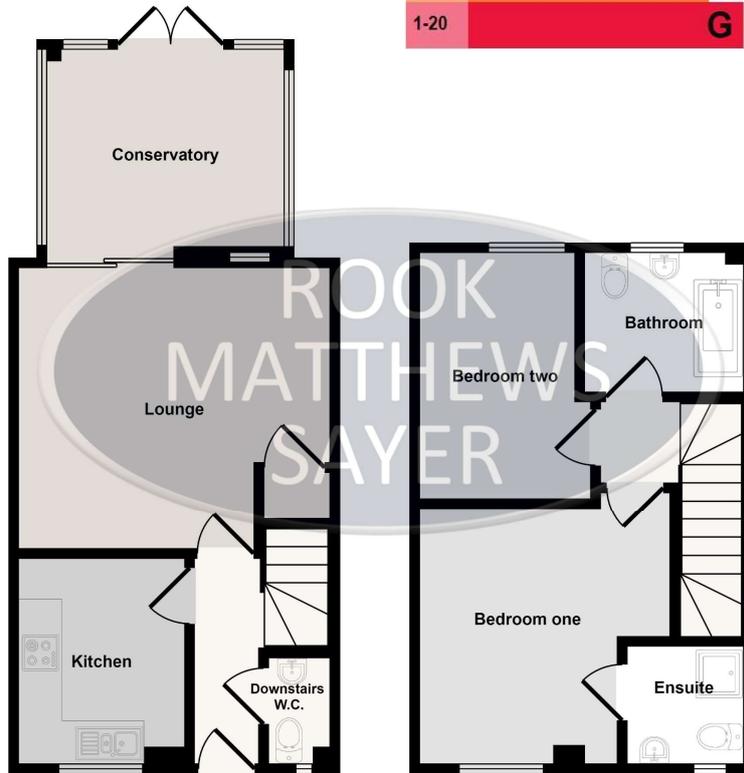
While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's 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.

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



Ground Floor

First Floor

Kings Field, Seahouses

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.

Version 1

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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.

16 Branches across the North-East

