



## Kings Field Seahouses

- Detached house
- Coastal views
- Currently a holiday let rental
- Open aspect
- Large Orangery room
- Ensuite to master

Offers in the region of **£400,000**

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SAYER

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# 56 Kings Field

## Seahouses NE68 7PA

Amazing sea views down the coast to Beadnell are certainly a major attraction of this extended four bedroom house in Seahouses. With an open aspect looking over fields at the front and just a short walk to the centre of the village, it is a superb location and is situated on a small quiet cul-de-sac within a modern development. The large orangery extension at the rear has provided a substantial reception room, ideal for entertaining guests and relaxing. In its current use as a holiday let rental, the garage provides valuable storage space and is now a store room with fitted cupboards that can be accessed from the entrance hall. With a combination of double rooms and a single with bunk beds, the accommodation currently hosts up to eight people and also has the benefit of an ensuite shower room off the main bedroom, fitted wardrobes, a utility room, downstairs W.C., and a refurbished shower room.



### ENTRANCE VESTIBULE

Double glazing composite door | Laminate flooring | Radiator | Door to garage

### DINING ROOM 16' 7" x 10' 6" (5.05m x 3.20m)

Double glazed bay window | Laminate floor | Glazed door to kitchen | Stairs to first floor | Radiator



### BREAKFAST ROOM 7' 9" x 9' 11" (2.36m x 3.02m)

Radiator | Laminate flooring | Doors to lounge, orangery and open to kitchen.

### KITCHEN 9' 10" x 9' 4" (2.99m x 2.84m)

Space for electric range cooker | Space for fridge freezer | 1.5 Stainless steel sink | Integrated dishwasher | Part tiled walls | Open window space to orangery | Radiator

### ORANGERY 13' 9" x 16' 0" (4.19m x 4.87m)

Double glazed windows and French doors | Downlights

### UTILITY

Double glazed external door | Radiator | Stainless steel sink | Wall units | Base units | Space for washing machine | Part tiled walls

### W.C.

Closed coupled W.C. | Wash hand basin | Radiator

### LANDING

Doors to bedrooms and bathroom | Loft access hatch | Radiator

### BEDROOM ONE 15' 7" x 8' 10" (4.75m x 2.69m)

Fitted wardrobe | Radiator | En-suite | Double glazed window

### EN-SUITE

Double glazed window | Wash hand basic with cabinet | Close coupled W.C. | Tiled shower cubicle with mains shower | Ladder heated towel rail | Shaver point



**BEDROOM TWO 13' 2" x 10' 0" (4.01m x 3.05m)**

Fitted wardrobe | Storage cupboard | Radiator | Double glazed window

**BEDROOM THREE 11' 1" x 9' 0" (3.38m x 2.74m)**

Double glazed window | Radiator | Fitted shelves

**BEDROOM FOUR 6' 4" x 9' 11" (1.93m x 3.02m)**

Double glazed Window | Radiator

**SHOWER ROOM**

Double shower cubicle | Mains shower | W.C. | Wash hand basin with cabinet | Tiled walls | Shaver point | UPVC clad ceiling | Downlights | Heated ladder towel rail

**STORE ROOM 16' 2" x 8' 6" (4.92m x 2.59m)**

Electric roller door | Fitted cupboards | Lights and power

**FRONT DRIVE**

Block paved drive

**REAR GARDEN**

Paved | Fenced boundaries | Planted shrubs | Oil tank

**PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: OIL

Broadband: FTTP

Mobile Signal Coverage Blackspot: YES

Parking: Driveway and Garage (currently has storage cupboards)

**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

**HOLIDAY LET**

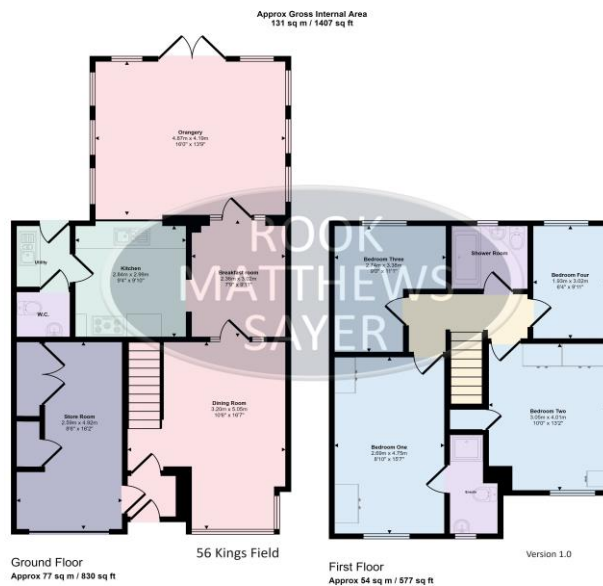
While the agent believes the property is suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's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

**COUNCIL TAX BAND:** Currently small business rates

**EPC RATING:** E

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





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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Maple House 360.

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