



Beechcroft | Seahouses | NE68 7SE

**£235,000**

A three-bedroom terraced house on a private road in Seahouses, Northumberland, offering spacious living, modern comforts, and a prime coastal location just a short walk from the harbour - perfect for families, first-time buyers, or holiday-let investors, with no onward chain.

ROOK  
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SAYER

**x 3****x 1****x 1****Mid-terraced freehold house****Extended lounge with a large walk-in bay window****'L' shape dining kitchen****Two double bedrooms and one single****Attic space with Velux****No chain****For any more information regarding the property please contact us today**

### 3 Beechcroft, Seahouses NE68 7SE

Ideally positioned in the sought-after harbour village of Seahouses, Northumberland and situated on a private road, this property enjoys a peaceful location within walking distance to the picturesque harbour, scenic coastal walks, and an array of local village shops, making it perfect for those who appreciate the vibrant coastal lifestyle.

Inside, the home features a primary reception room boasting large windows that fill the space with natural light, complemented by a fireplace with a multi-fuel stove, providing warmth and character throughout the year. The functional 'L' shape kitchen includes a designated dining area, ideal for family meals or entertaining friends.

The accommodation comprises three bedrooms—two generous double rooms and a single bedroom with built-in wardrobes. Ample attic space provides excellent storage solutions, catering to the practical needs of modern living.

This property is offered with no onward chain, presenting a wonderful opportunity for first-time buyers, families, investors, or those seeking an income from holiday-let rental. With immediate access to renowned walking and cycling routes, excellent connectivity to the scenic Northumberland coast, and only a short stroll to the bustling harbour, this home embodies a rare lifestyle opportunity in an enviable setting.

#### ACCOMMODATION

##### ENTRANCE HALL

UPVC double-glazed entrance door | Radiator | Staircase to first floor and door to living room

##### LIVING ROOM 19'8 X 14' (5.99m x 4.26m)

UPVC double-glazed walk-in bay window | Radiator | Multi fuel stove | Downlights | Storage cupboard

##### DINING KITCHEN

###### DINING AREA 16'6 X 7'4 (5.03m x 2.23m)

KITCHEN AREA 11'11 X 10'5 (3.63m x 3.17m)

Fitted units comprising; 1.5 stainless-steel sink, space for washing machine, space for dishwasher, electric hob, extractor hood, double electric NEFF oven, space for American fridge freezer | UPVC double-glazed window and timber framed window | UPVC double-glazed external door to rear yard | Tiled floor | Storage cupboard.

##### BEDROOM ONE 11'1 X 9'10 (3.38m x 2.99m)

UPVC double-glazed entrance door | Fitted shelves | Radiator

##### BEDROOM TWO 10'7 X 9'9 (3.22m x 2.97m)

UPVC double-glazed window | Radiator | Fitted cupboard.

##### BEDROOM THREE 8' X 7'3 (2.44m x 2.21m)

UPVC double-glazed window | Fitted cupboards | Radiator | Access to attic space

##### BATHROOM

P shaped bath with main shower and glass shower screen | Fitted cabinets with integrated wash-hand basin and WC | Chrome ladder-style radiator | Fully tiled and mirror walls | Tiled floor | Downlights | UPVC double-glazed frosted window

##### ATTIC SPACE

Double-glazed Velux windows | Eaves storage | Electric wall mounted plug-in radiator | Power sockets





#### EXTERNALLY

Rear yard (the oil tank is situated in the yard)

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil central heating with radiators

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: On street

#### HOLIDAY LET

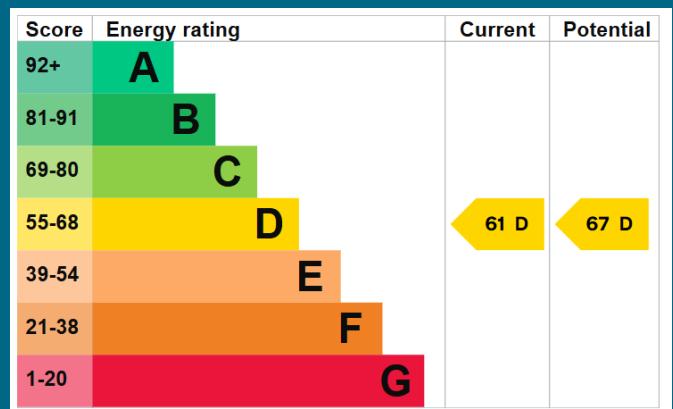
While the agent believes the property may be suitable for use as a holiday let, the agent cannot warrant or promise that the seller has let it as a holiday letting nor that it meets all the relevant legislation. Interested parties should make their own enquiries including asking questions about the seller's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

#### EPC RATING: D



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ROOK  
MATTHEWS  
SAYER

# FLOOR PLAN

Approx Gross Internal Area  
105 sq m / 1133 sq ft



Denotes head height below 1.5m

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.

