

FOR  
SALE

39 ASTLEY GARDENS, SEATON SLUICE NE26 4JN  
£299,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED THROUGHOUT
- RECEPTION ROOM
- CONTEMPORARY DINING KITCHEN
- STYLISH BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- WEST FACING REAR GARDEN
- EPC RATING C

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VESTIBULE

ENTRANCE HALLWAY

RECEPTION ROOM  
15'4 x 11'5

DINING KITCHEN  
17'9 x 16'8

LANDING

BEDROOM ONE  
11'7 x 10'8

BEDROOM TWO  
11'3 x 10'8

BEDROOM THREE  
6'10 x 6'7

BATHROOM WC  
6'11 x 5'7

GARAGE  
23'11 x 7'7

FRONT GARDEN

REAR GARDEN

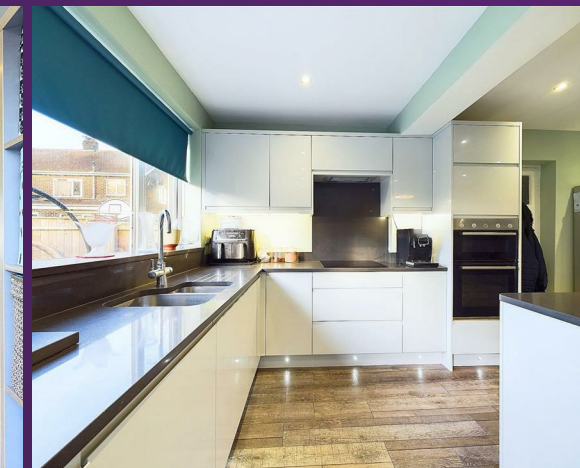
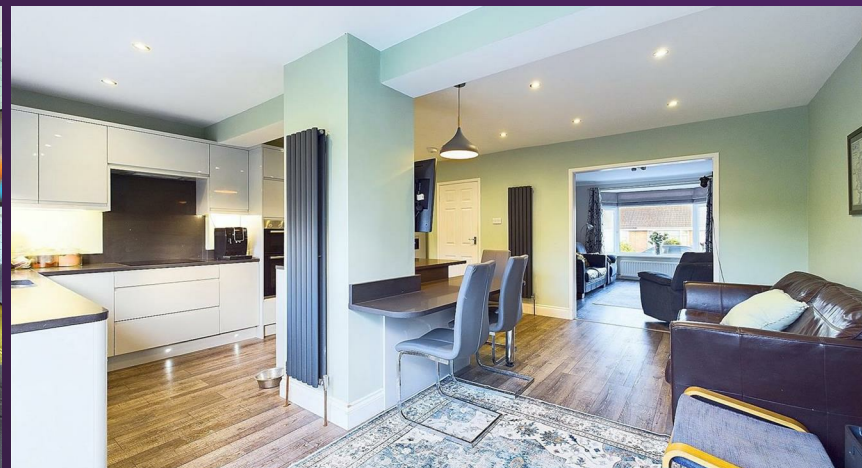
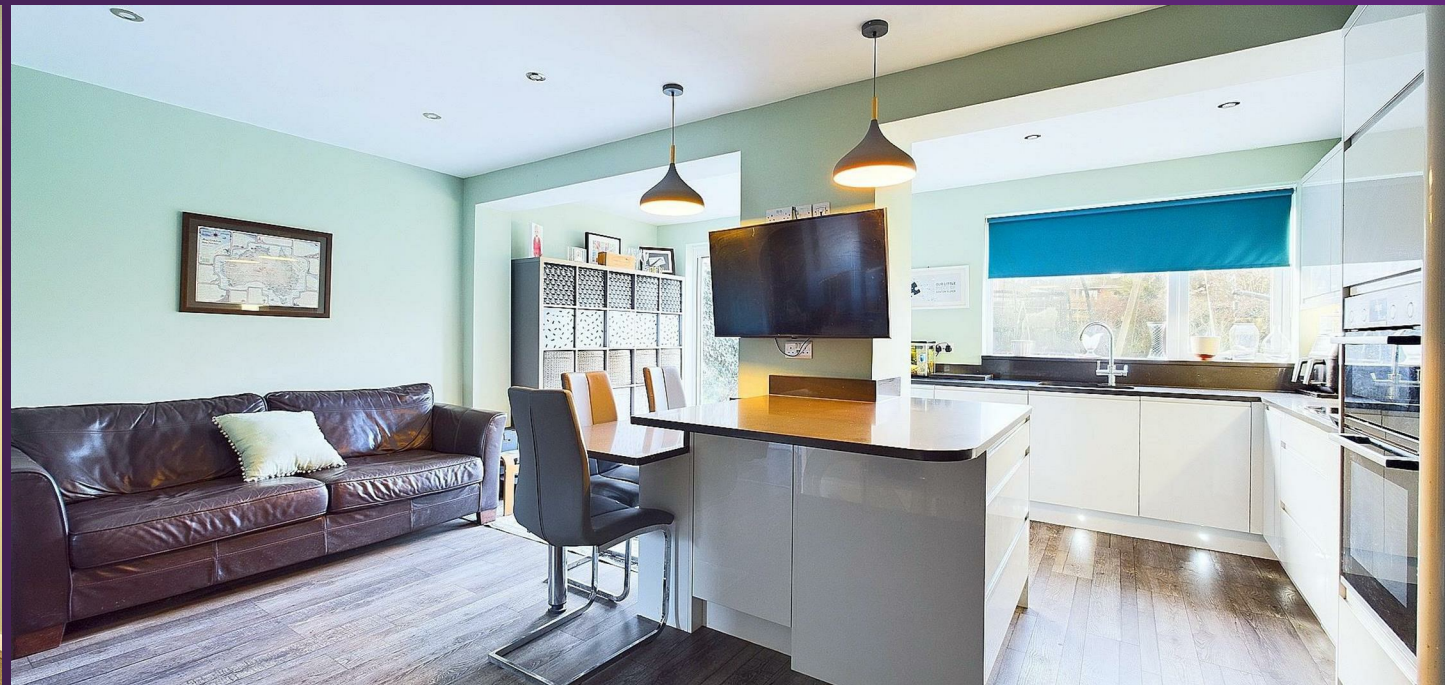
## 39 ASTLEY GARDENS, SEATON SLUICE NE26 4JN

This lovely and well presented, semi detached house was built in 1960 and is perfectly located in a sought after residential area. It boasts a wealth of modern features and is ideal for a range of buyers. With over 1100 square feet of accommodation set over two floors, this property consists of a vestibule and entrance hallway with stairs up to the first floor. The welcoming reception room is bright and modern with a recess to chimney breast and multi fuel burner. The open plan and contemporary dining kitchen easily accommodates a lounge area as well as a breakfast bar. Benefitting from a good range of units with under cabinet lighting and Quartz worktops, integrated eye level double oven, induction hob, chimney hood, dishwasher and instant hot water tap. To the first floor there are three bedrooms, two with fitted wardrobes, and a stylish family bathroom benefitting from a panelled bath with shower over, vanity wash basin and low level WC. Externally there is an attached garage with electric door, a front garden with driveway parking and a west facing rear garden with lawn and patio. The fabulous location and superb layout of this property makes for an exciting opportunity which can only truly be appreciated by a visit. Seaton Sluice is a beautiful little village on the coast, providing a getaway feel balanced with a modern lifestyle. Seaton Sluice benefits from being slightly quieter, more rural feel. It maintains its stunning old buildings and the history they represent, whilst also providing the community with all the amenities needed.



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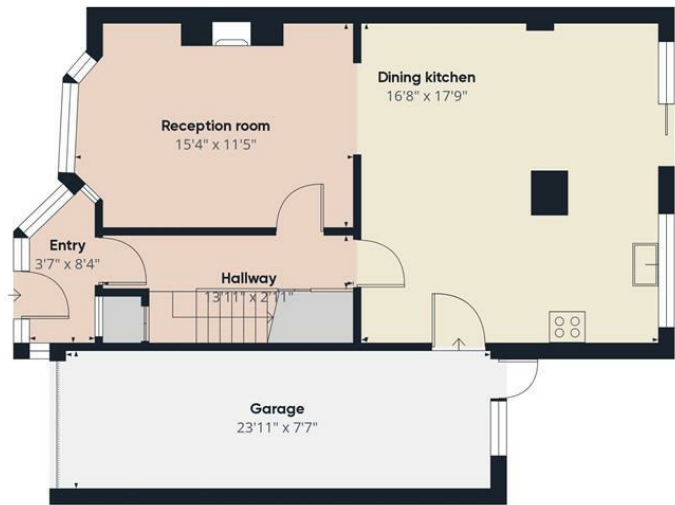


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1152.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

VIEW PROPERTY



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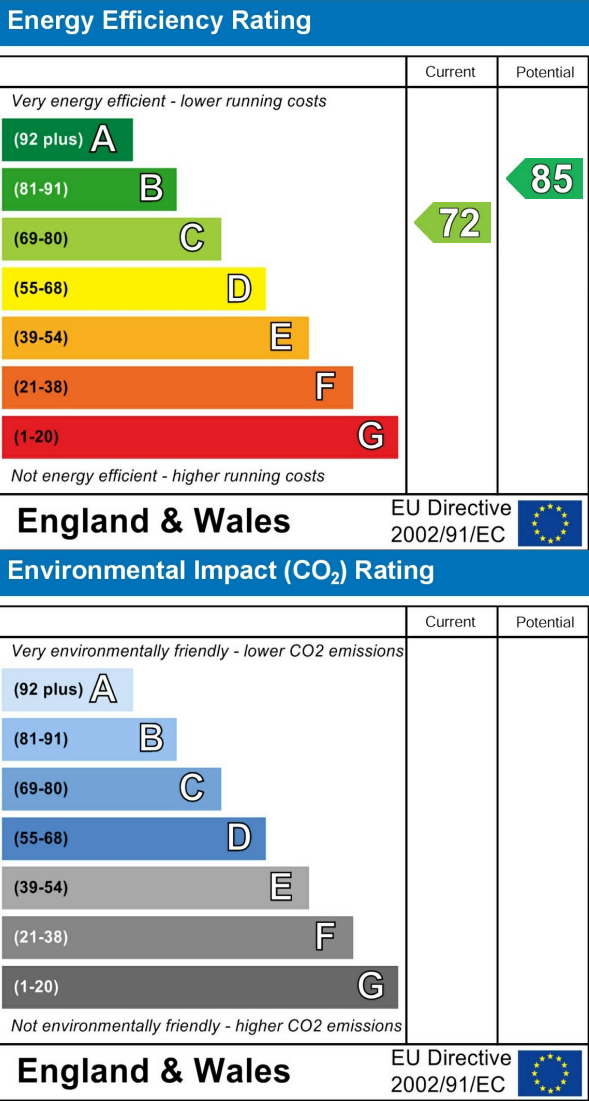
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THE PROPERTIES MISDESCRIPTION  
ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

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