

FOR
SALE

26 ASTLEY GARDENS, SEATON SLUICE NE26 4JJ
£360,000



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED DORMER BUNGALOW
- SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS LOUNGE
- SNUG/OFFICE SPACE
- CONTEMPORARY KITCHEN DINER
- MODERN BATHROOM & DOWNSTAIRS WC
- ATTACHED GARAGE FOR STORAGE
- FRONT GARDEN WITH DRIVEWAY PARKING & BEAUTIFUL REAR GARDEN
- NO UPPER CHAIN
- EPC RATING C

[VIEW PROPERTY](#)

ENTRANCE HALLWAY

LOUNGE
18'0" x 11'8"

KITCHEN DINER
15'2" x 21'4"

DOWNSTAIRS WC
4'0" x 5'4"

OFFICE SPACE
11'0" x 6'7"

LANDING

BEDROOM
10'10" x 11'8"

BEDROOM
8'4" x 9'7"

BEDROOM
8'5" x

BATHROOM WC
7'9" x 9'3"

GARAGE
12'0" x 8'2"

FRONT GARDEN

REAR GARDEN

26 ASTLEY GARDENS, SEATON SLUICE NE26 4JJ

This lovely and well presented, semi detached dormer bungalow 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 1170 square feet of accommodation set over two floors, this property consists of an entrance hallway with doors to the spacious lounge, office space, kitchen diner and downstairs WC. The contemporary dining kitchen easily accommodates a lounge area with log burner as well as a two seater breakfast bar.

Benefitting from a good range of units with Quartz worktops, integrated eye level double oven, gas hob, fridge, dishwasher and doors to the rear garden and garage. To the first floor there are three bedrooms and a good sized, modern bathroom benefitting from an integrated bath with shower over, wall mounted wash basin and integrated WC. Externally there is an attached garage for storage, a front garden with driveway parking and a beautiful rear garden.

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.

26 ASTLEY GARDENS
SEATON SLUICE
NE26 4JJ

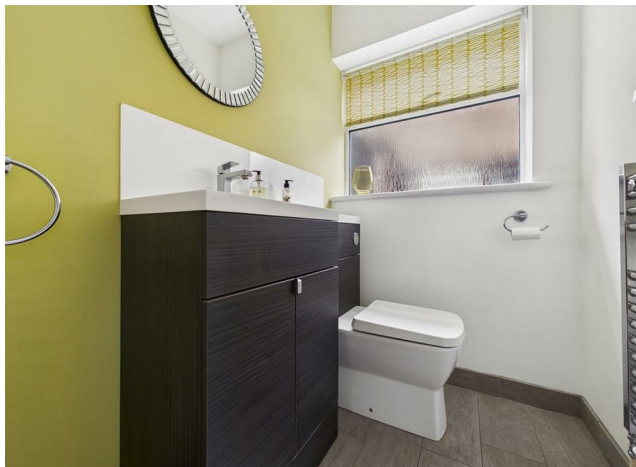
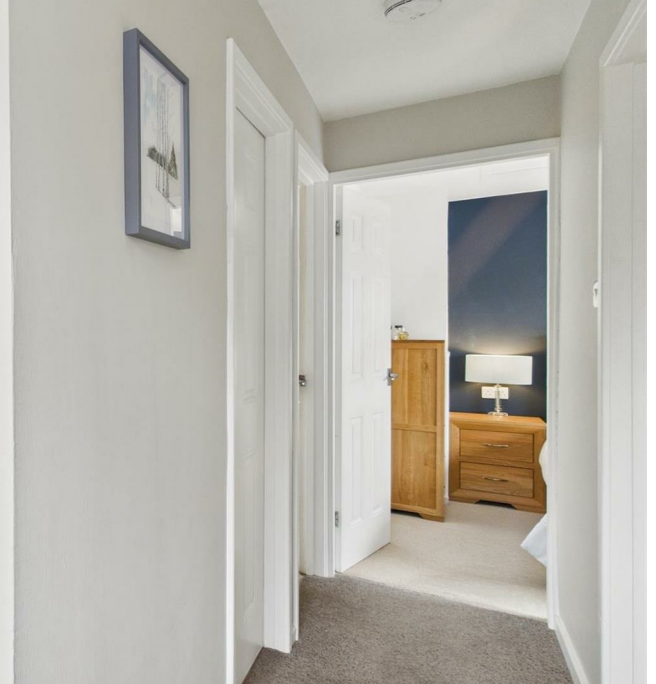
EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

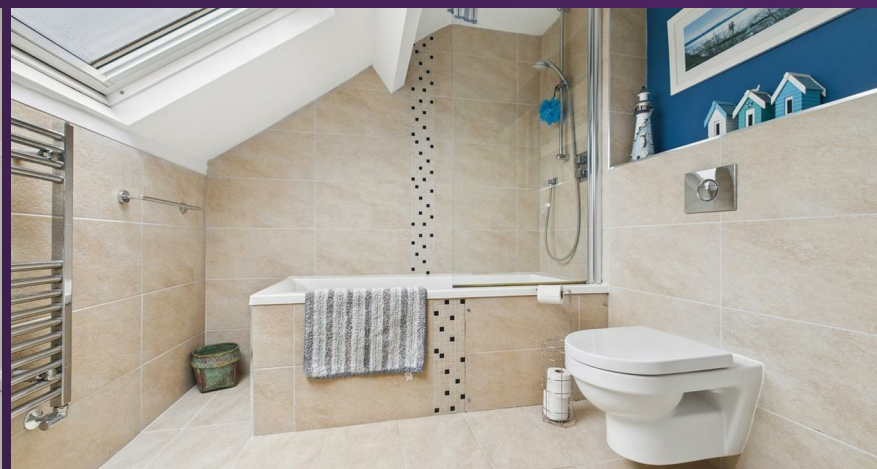
26 ASTLEY GARDENS
SEATON SLUICE
NE26 4JJ

EMBLEYS
ESTATE
AGENTS



26 ASTLEY GARDENS
SEATON SLUICE
NE26 4JJ

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

26 ASTLEY GARDENS
SEATON SLUICE
NE26 4JJ

EMBLEYS
ESTATE
AGENTS





Floor 0



Floor 1

Approximate total area⁽¹⁾
1194.69 ft²
Reduced headroom
68.21 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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.

GIRAFFE360

26 ASTLEY GARDENS
SEATON SLUICE
NE26 4JJ

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](#)

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.



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC



0191 252 2810 - EMBLEYS.CO.UK