

FOR
SALE

23 DEREHAM ROAD, SEATON SLUICE NE26 4BP
£279,950



3 BEDROOM HOUSE - SEMI-DETACHED

- THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL AREA
- OPEN PLAN RECEPTION ROOMS
- KITCHEN & DINING AREA
- UTILITY ROOM & DOWNSTAIRS WC
- MODERN BATHROOM WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING
- SOUTH FACING REAR GARDEN
- EPC RATING PENDING

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ENTRANCE HALLWAY

RECEPTION ROOMS
34'8 x 11'7

KITCHEN
18'2 x 8'8

DINING AREA
8 x 7'3

UTILITY ROOM
6 x 4'8

DOWNSTAIRS WC

LANDING

BEDROOM ONE
10'9 x 10

BEDROOM TWO
10'6 x 8'8

BEDROOM THREE
6'10 x 6'5

BATHROOM WC
6'10 x 5'8

GARAGE
16'1 x 7'10

FRONT GARDEN

REAR GARDEN

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This well presented, semi detached house is perfectly located in a popular residential area. It displays a variety of modern features and is ideal for a range of buyers.

With over 1100 square feet of accommodation set over two floors, this lovely property consists of an entrance hallway with stairs up to the first floor and doors to the reception room and kitchen. The reception rooms are open plan with a feature fireplace and patio doors to the rear garden. The modern kitchen and dining area easily accommodates a six seater dining table and benefits from a good range of units with contrasting worktops and integrated appliances including double oven, gas hob, extractor hood, fridge and dishwasher. There is also a downstairs WC and a utility room with further units and spaces for appliances. To the first floor there are three bedrooms, two with fitted wardrobes, and a modern family bathroom benefitting from a panelled bath with shower over, vanity wash basin and integrated WC. Externally there is an attached garage, a front garden with driveway parking and a south facing rear garden with lawn and paved patio.

The superb layout and fabulous location 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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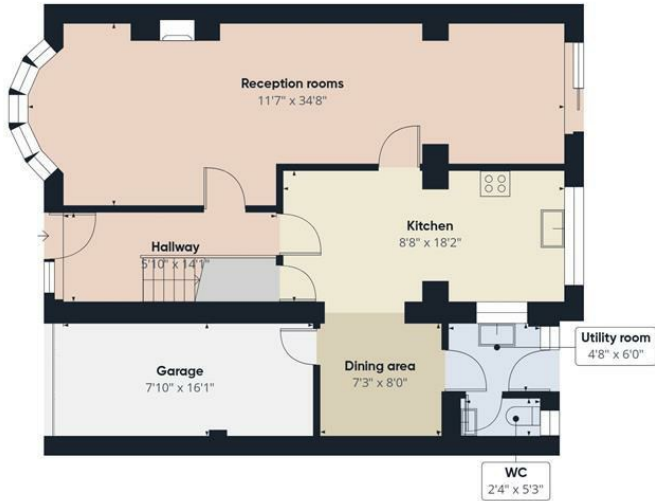


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Floor 0



Floor 1

Approximate total area⁽¹⁾
1196 ft²

(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.

GIRAFFE360

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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.

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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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Energy Efficiency Rating

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

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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