


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Astley Gardens, Seaton Sluice NE26 4JJ



# Astley Gardens, Seaton Sluice NE26 4JJ

**Offers Over £265,000**

Signature North East is pleased to offer this delightful 2-bedroom dormer semi-detached bungalow in the serene coastal village of Seaton Sluice. Featuring spacious accommodations, the property boasts a convenient location near the picturesque Seaton Sluice beach, offering residents easy access to coastal living at its finest. Just a short stroll away, the vibrant village centre provides an array of charming restaurants and essential local shops, meeting all your daily needs.

Upon entering, a welcoming hallway grants access to the principal ground floor rooms. First, step into the sun-drenched living room, featuring a large bay window that bathes the space in natural light and looks out onto the low-maintenance front garden. The versatility of the ground floor space allows for the option to convert one of the living spaces into a third bedroom, with the sitting room that features fitted, sliding door wardrobes. The sitting room seamlessly flows into the bright conservatory, showcasing natural light and access to the tranquil rear garden. Completing the ground floor, the kitchen boasts abundant storage, with attractive modern wall and base units, and offers convenient access to both the rear garden and the garage storage space. Modern appliances like a dishwasher, fridge and freezer are seamlessly integrated for effortless cooking, plus there is the convenience of two sinks. The modern bathroom, found on the ground floor, features a relaxing bathtub, a refreshing shower, a convenient hand basin, and a WC.

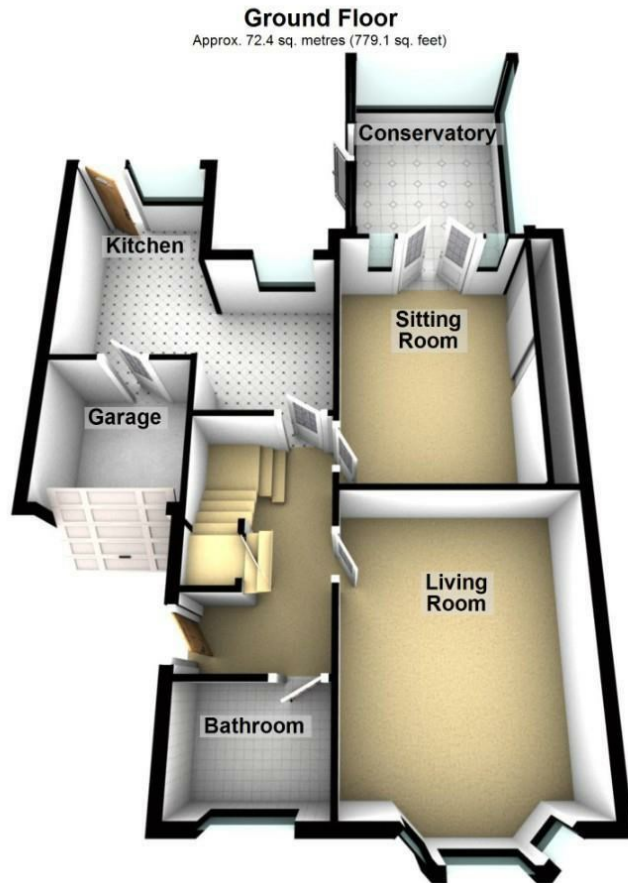
Journey upstairs to discover two well-proportioned bedrooms. Each room easily accommodates a double bed and additional furniture, creating comfortable retreats for residents. The master bedroom offers the added convenience of fitted wardrobes, providing ample storage space for your belongings. This room also boasts a private W.C. with sink. Additionally, there is further storage in the property eaves, providing extra storage options.

The private garden contains an expansive lawn for recreation, generous patio for al fresco dining, and established greenery for serenity. The rear of the property faces out to partial sea-views at Seaton Sluice beach. Ample off-street parking via driveway allows for parking of two cars.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 72.4 sq. metres (779.1 sq. feet)



**First Floor**  
Approx. 28.4 sq. metres (305.3 sq. feet)

Total area: approx. 100.7 sq. metres (1084.4 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
16'2" x 11'5"

Sitting Room  
13'9" x 9'11"

Kitchen  
11'6" x 7'2"

Conservatory  
12'2" x 8'11"

Bedroom One  
15'0" x 10'1"

Bedroom Two  
8'8" x 6'11"

Bathroom  
6'10" x 5'5"

WC  
4'7" x 3'1"

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales**

EU Directive  
2002/91/EC











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