



Ross Haven

77 Kings Field, Seahouses



SANDERSON
YOUNG



Ross Haven
77 Kings Field, Seahouses,
Northumberland, NE68 7PA

A WELL PRESENTED, THREE BEDROOM SEMI-DETACHED HOME, ON THIS POPULAR MODERN DEVELOPMENT IN SEAHOUSES, WITH A LOVELY PRIVATE SOUTH FACING REAR GARDEN, INTEGRAL SINGLE GARAGE AND DRIVEWAY - AN IDEAL MAIN, SECOND HOME OR COMMERCIAL HOLIDAY LET - NO UPWARD CHAIN

Ross Haven is a well presented, three bedroom semi-detached house located in a quiet cul de sac position in this popular modern development in Seahouses - ideally placed for easy access the beaches and stunning coastline, Seahouses Links Golf Course and the village with its wide variety of shops, cafes, pubs/restaurants and bustling working Harbour. The property, used as a second home for over 15 years, has seen a number of improvements including new uPVC front door, new kitchen (2020) and shower room (2020).

Price Guide:
Guide Price £275,000

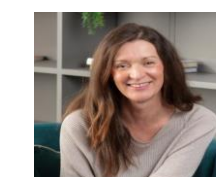
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Ground floor - Entrance hallway | Ground floor WC | Lovely Sitting Room with a window to the front elevation and a staircase leading to the second floor | Contemporary Kitchen/dining room with excellent natural light from the Patio doors and a window to the rear garden - the kitchen is fitted with a range of white cabinets, with a sink and drainer, induction hob, integrated oven, dishwasher and small fridge/freezer, radiator with a decorative cover | Games room located in the garage, and accessed from the rear garden.

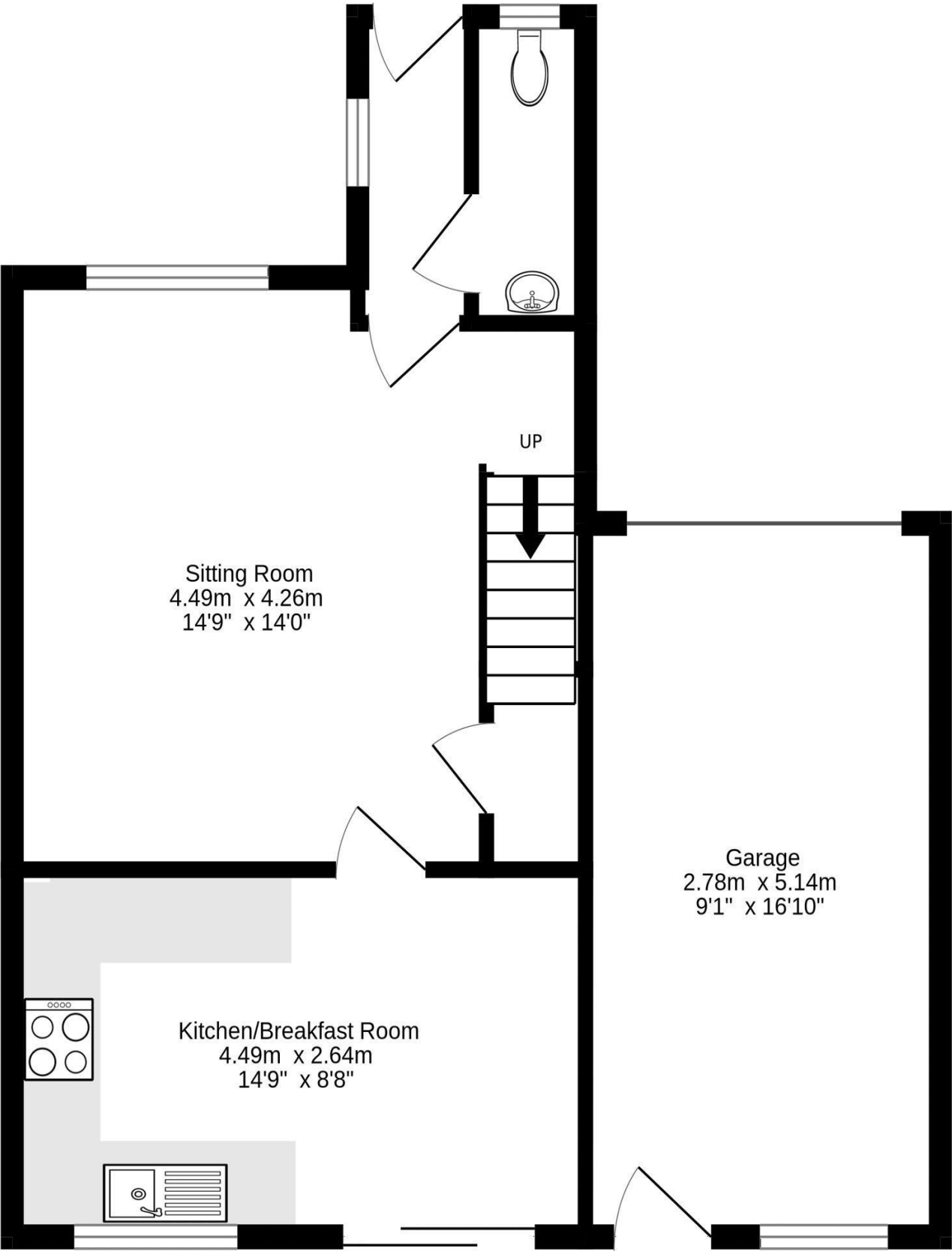
First floor - First floor landing | Twin bedroom one with a window to the front | Double bedroom two has views between the houses to the sea | Third single bedroom with a storage cupboard over the stairs | The family bathroom, refitted in 2020, has a bath with a rainfall shower over, rectangular wash hand basin and WC houses in a vanity unit, chrome ladder radiator and a window to the rear.



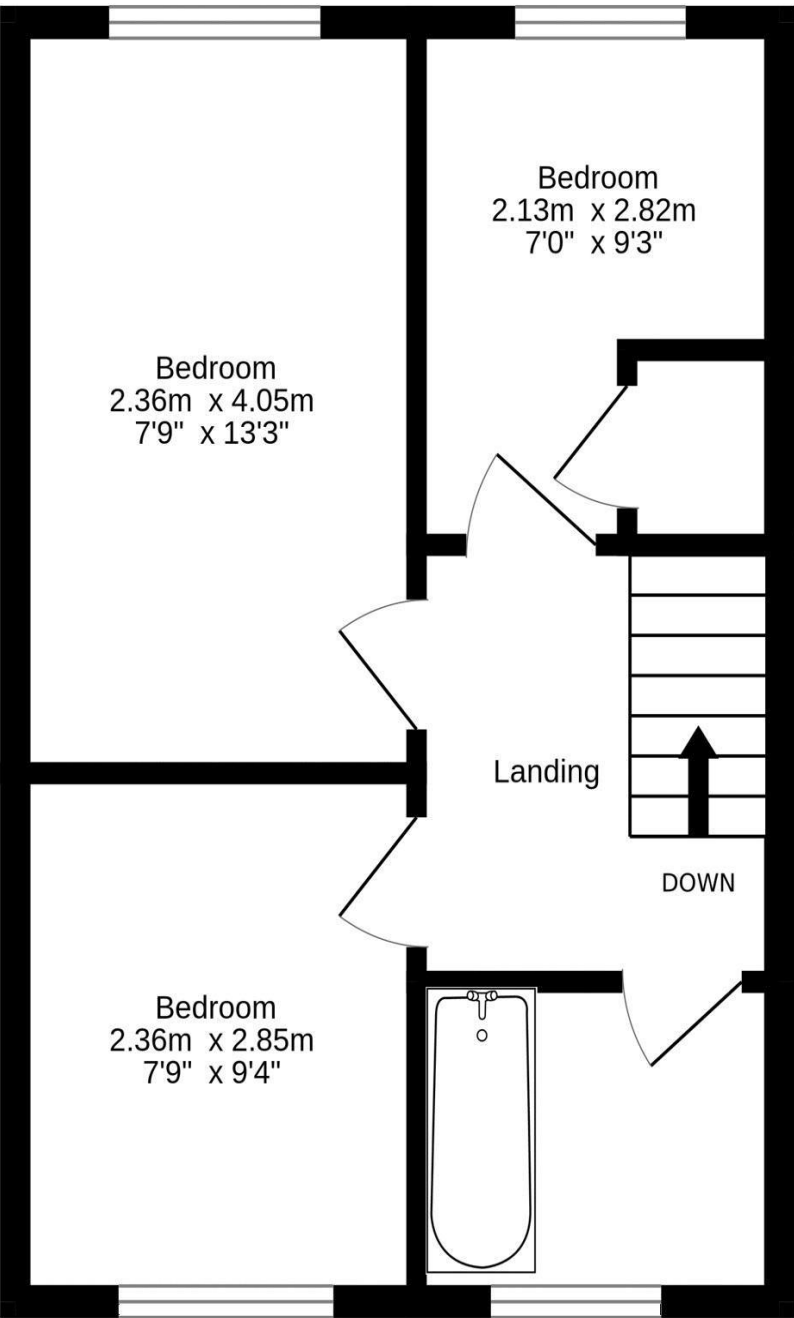
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Ground Floor
48.6 sq.m. (524 sq.ft.) approx.



1st Floor
31.0 sq.m. (334 sq.ft.) approx.



Externally - To the front is a driveway with access to the single garage (currently used as a Games room) and a side gate giving access to the rear garden | The south facing rear garden has a large paved patio terrace, leading directly from the kitchen Patio doors, with a central lawned area and timber screening of the oil tank | The garage has an up and over door, plumbing for a washing machine and a door to the rear garden.

Services: Mains Electric, Water & Drainage | Oil Central Heating | Tenure: Freehold | Council Tax: Band B | EPC: C

TOTAL FLOOR AREA : 79.7 sq.m. (858 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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