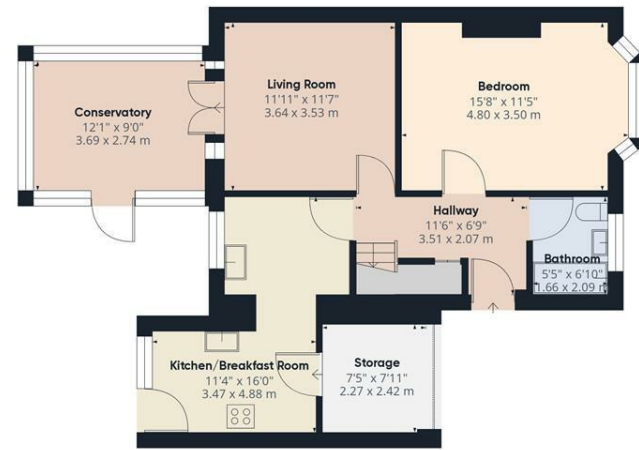
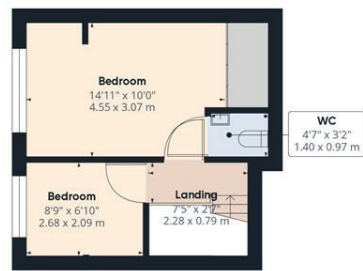




Astley Gardens, Seaton Sluice



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1026.88 ft²
95.4 m²

(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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £265,000

Description

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED BUNGALOW SITUATED CLOSE TO THE SEAFRONT IN SEATON SLUICE OFFERED WITH NO UPPER CHAIN

We are delighted to bring to the market this modernised three bedroom bungalow which is situated within this popular residential area in Seaton Sluice. Boasting modern interiors, conservatory, kitchen/breakfast room and private garden with driveway parking.

Briefly comprising: Entrance to a welcoming hallway with stairs to the first floor and access to all rooms. The living room is bright and airy, double doors lead to the conservatory which overlooks the rear garden. The modern kitchen/breakfast room is equipped with fitted wall and base units, integrated appliances include an induction hob, extractor fan, double oven, fridge/freezer and dishwasher. A door opens out to the rear garden and a door gives access to a storage area where there is a garage door to the front. A generous sized double bedroom has a feature fireplace and a bay window overlooking the front of the property. The bathroom comprises a bath with shower over, hand basin and W.C. To the first floor are two further bedrooms, one of which benefits from a separate W.C. and hand basin. The landing has a hatch to the eaves providing additional storage.

Externally to the rear is a pleasant garden featuring two patio areas, lawn and mature planting. To the front is driveway parking for multiple cars.

Seaton Sluice is an attractive coastal town within close proximity to the beautiful North East coastline, wide range of amenities, good schooling and good transportation links.

Entrance Hallway

Living Room

11'11" x 11'6"

Conservatory

12'1" x 8'11"

Kitchen/Breakfast Room

16'0" x 11'4"

Bedroom

15'8" x 11'5"

Bathroom

6'10" x 5'5"

Bedroom

14'11" x 10'0"

W.C.

Bedroom

8'9" x 6'10"

Externally

Externally to the rear is a pleasant garden featuring two patio areas, lawn and mature planting. To the front is driveway parking for multiple cars.

Tenure

Freehold

