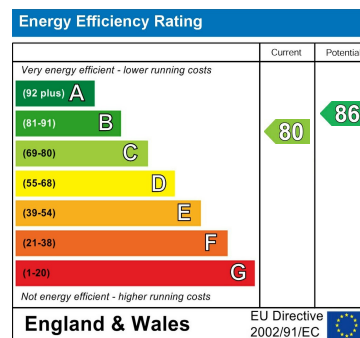
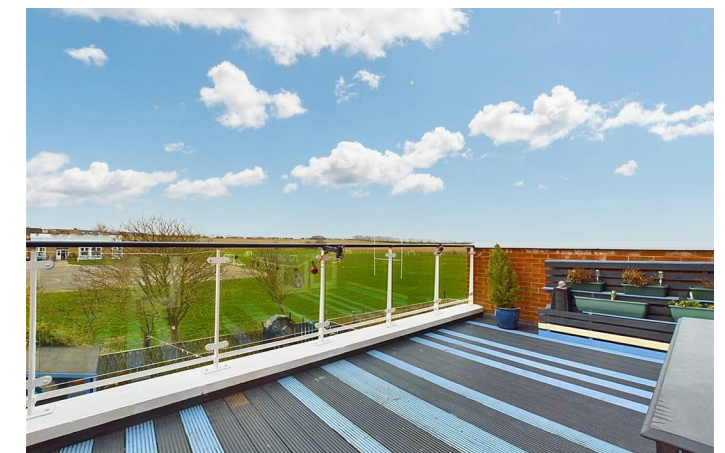




# Seafield Mews, Seaton Sluice



**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 £495,000



## Description

WONDERFUL FOUR BEDROOM DETACHED TOWNHOUSE OVERLOOKING THE SEAFRONT IN SEATON SLUICE

Built in 2007 as a five bedroom house, the current owners have converted two of the first floor bedrooms into one. They use it as a light and spacious living room with two sets of doors onto a large West facing balcony overlooking fields and the Cheviot Hills.

Fantastic opportunity to acquire this spacious and flexible home, set over three floors occupying an enviable position overlooking the seafront in Seaton Sluice, with a winged balcony set back with views over the dunes. Boasting versatile accommodation with two balconies, private West facing garden and garage.

Briefly comprising: To the ground floor is an entrance hallway with stairs to the first floor. The open plan kitchen/diner/family room is a great sociable space which overlooks the rear garden with glazed double doors opening out to a decked patio. There are a good range of fitted wall and base units with a peninsular offering seating and storage. Integrated

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Briefly comprising: To the ground floor is an entrance hallway with stairs to the first floor. The open plan kitchen/diner/family room is a great sociable space which overlooks the rear garden with glazed double doors opening out to a decked patio. There are a good range of fitted wall and base units with a peninsular offering seating and storage. Integrated appliances include a gas hob, electric oven, extractor fan, dishwasher and a fridge. There is a separate, handy utility room with plumbing for a washing machine, storage, sink and access out to the side of the property. A door leads to a storage area which is currently being used as a music studio. There is a separate W.C. accessed from the hallway, alongside two useful full height cupboards. There is a study with views to the sea front.

To the first floor is a generous size living room with two sets of double doors giving direct access out to the West facing balcony. This was formerly two bedrooms and could be readily reconverted if required. To the front is a second reception room/bedroom with double doors to another winged balcony with impressive open views of the seafront. A shower room is also on this floor consisting of a step-in shower, W.C., and hand basin.

To the top floor are three double bedrooms, two of which have fitted wardrobes. The main bedroom offers sea views and benefits from an en-suite with a bath, separate shower, W.C. and hand basin. A family bathroom comprises a bath, separate shower, W.C. and hand basin. Externally to the rear is a West facing garden with lawn and decked patio. On the first floor to the rear is a wonderful West facing balcony and to the front is a balcony overlooking the seafront. There is fully block-paved driveway parking for three cars, Ev charging point and a garage.

Occupying an enviable position overlooking the seafront in Seaton Sluice with uninterrupted views, set back on this private mews-road. Seaton Sluice is an attractive coastal town within close proximity to the beautiful North East coastline, wide range of amenities, good schooling, and excellent transportation links.

## Entrance Hallway

### Study

12'0" x 6'4"

### W.C.

### Kitchen/Diner/Family Room

20'9" x 16'7"

### Utility Room

7'5" x 5'7"

### Storage Area/Music Studio

16'10" x 8'9"

### Living Room

20'9" x 15'8"

### Dining Room/Bedroom

20'8" x 12'1"

### Shower Room

7'11" x 4'3"

### Bedroom One

17'2" x 12'4"

### En-suite

9'0" x 6'9"

### Bedroom Two

13'11" x 10'9"

### Bedroom Three

12'4" x 9'7"

### Bathroom

8'11" x 6'8"

### Externally

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