



## Marine View

### Seaton Sluice

Located on this iconic street, with panoramic coastal views, just a stone's throw from the fabulous Seaton Sluice beach, walks, Dene and arguably one of the best fish and chip shops in the region! With a wonderful, Westerly rear garden measuring approximately 100ft, perfect for the family, with extensive lawn and patio, ensuring that you can enjoy long summer days and evenings! This 1930's semi also boasts multi-car parking to the front, block paved driveway, with enough room for at least 5/6 cars and EV charging point, garage with electric door. Entrance porch, impressive hallway with original staircase to first floor, downstairs cloaks/w.c., lounge with feature bay window and delightful views, separate dining room overlooking the garden area, stunning, re-fitted, high gloss kitchen with integrated appliances, conservatory with doors out to the garden area, three bedrooms to the first floor, all with fitted wardrobes, the principal bedroom with en-suite shower room. Luxurious, re-fitted family bathroom with shower. There is no onward chain with this property and Seaton Sluice village is convenient, not just for local amenities, coastline and local schools, but also a short drive from nearby town and centres.

# £399,000

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# Marine View Seaton Sluice

Composite Entrance Door to:

ENTRANCE PORCH: Useful and versatile porch, door to:

ENTRANCE HALLWAY: original, turned staircase to the first floor, three quarter height panelling and delft rack, radiator, door to:



DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., radiator, tiled splashbacks

LOUNGE: (front): 14'7 x 13'5, (4.45m x 4.09m), with measurements into feature, triple glazed bay window and alcoves, brick fireplace with marble inset and hearth, electric fire, radiator, cornice to ceiling



DINING ROOM: (rear): 16'0 x 12'8, (4.88m x 3.86m), with measurements into alcoves and large, double glazed bay window with gorgeous views over the rear garden, attractive marble fireplace with electric fire, radiator, cornice to ceiling

KITCHEN: (rear): 13'4 x 6'10, (4.06m x 2.08m), fabulous, high gloss, re-fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units, granite worktops, integrated double electric oven, hob, cooker hood, dishwasher, washer dryer and fridge freezer, sink unit with hot and cold mixer taps, brick effect tiling, spotlights to ceiling, modern flooring, double glazed window, combination boiler, door to:

CONSERVATORY: 8'6 x 7'8, (2.59m x 2.33m), with double glazed French door out to the rear garden, tiled floor, wall light, door through to garage



FIRST FLOOR LANDING AREA: double glazed window, large loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, door to:

FAMILY BATHROOM: Gorgeous, re-fitted bathroom, comprising of, bath with tiled panel, hot and cold mixer taps and shower off, floating vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome ladder radiator, two double glazed windows

**BEDROOM ONE:** (rear): 13'1 x 11'0, (3.99m x 3.35m), including depth of fitted wardrobes, double glazed window, radiator, door to:

**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite, comprising of, shower cubicle with chrome shower and additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c with push button cistern, tile effect flooring, fully tiled walls, recessed shelving, panelling and spotlights to ceiling

**BEDROOM TWO:** (front): 15'0 x 10'5, (4.57m x 3.18m), into alcoves and triple glazed bay window enjoying stunning coastal views, excluding depth of fitted wardrobes, radiator

**BEDROOM THREE:** (front): 8'2 x 7'5, (2.48m x 2.26m), triple glazed window with stunning views, radiator, fitted storage to one wall

**EXTERNALLY:** An extensive and stunning, West facing rear garden, enjoying approximately 100ft of fabulous outside space, mainly lawned with paved patio, well stocked borders, shed. The garage measures an internal, 18'10 x 7'11, (5.7m x 2.4m), with electric roller door, power and lighting, double glazed window. The front, block paved driveway offers parking for at least 5/6 cars and also boasts an EV charging point.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### **MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **TENURE**

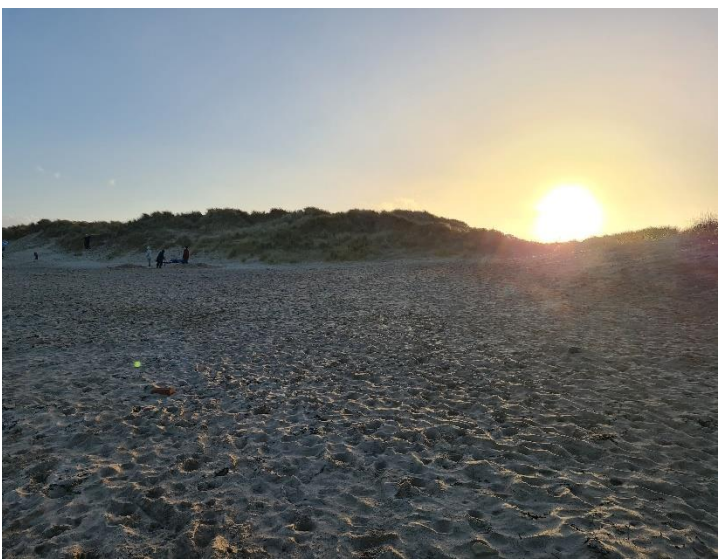
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** D

**EPC RATING:** TBC

WB2272.AI.DB.30.05.2024.V.1





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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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