



Clarence Street | Seaton Sluice | NE26 4DN

£125,000

Recently renovated, this gorgeous two, bedroom ground floor flat is offered to the market with no onward chain, making it an ideal purchase for first time buyers, people looking to downsize or investors. Located in the highly sought after coastal village of Seaton Sluice, the property enjoys a superb location close to Harbour Dene, local amenities, schools and beautiful coastline walks stretching towards Whitley Bay and Blyth. Excellent transport links providing easy access to surrounding towns and Newcastle. The property has been thoughtfully modernised throughout with a light and airy feel. Entrance hallway, fabulous and spacious lounge which is beautifully presented and filled with natural light. Stunning kitchen with integrated appliances, stylish bathroom with shower and two well proportioned double bedrooms. Externally, the property has a private rear yard providing low maintenance outdoor space.



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Sought After Lower Flat

Beautiful Kitchen with Integrated Appliances

Located in the Heart of Seaton Sluice

Stunning Bathroom with Walk in Shower

Fabulous Coastal Walks and Bus Routes

Two Double Bedrooms

Spacious Light and Airy Lounge

Private Rear Yard

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: 18'1 x 3'1 (5.4m x 0.9m), gorgeous hallway with laminate flooring, radiator and storage cupboard

LOUNGE: (rear) 13'8 x 13'5 (3.9m x 3.9m), laminate flooring, two alcoves, radiator, double glazed window

KITCHEN: (rear) 14'8 x 7'8 (4.3m x 2.1m), stylish kitchen with a range of wall and base units, contrasting worktops, integrated hob, oven, cooker hood, microwave, washing machine, freestanding fridge freezer, one and a half drainer sink unit with mixer taps, tiled flooring with underfloor heating, spotlights to ceiling, double glazed window

BATHROOM: (rear), walk in shower with additional rainfall shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, double glazed window, spotlights to ceiling

BEDROOM ONE: (front) 13'9 x 13'5 (3.9m x 3.9m), two alcoves, laminate flooring, double glazed window, radiator

BEDROOM TWO: (rear) 10' x 6'8 (3m x 1'8), laminate flooring, double glazed window, radiator

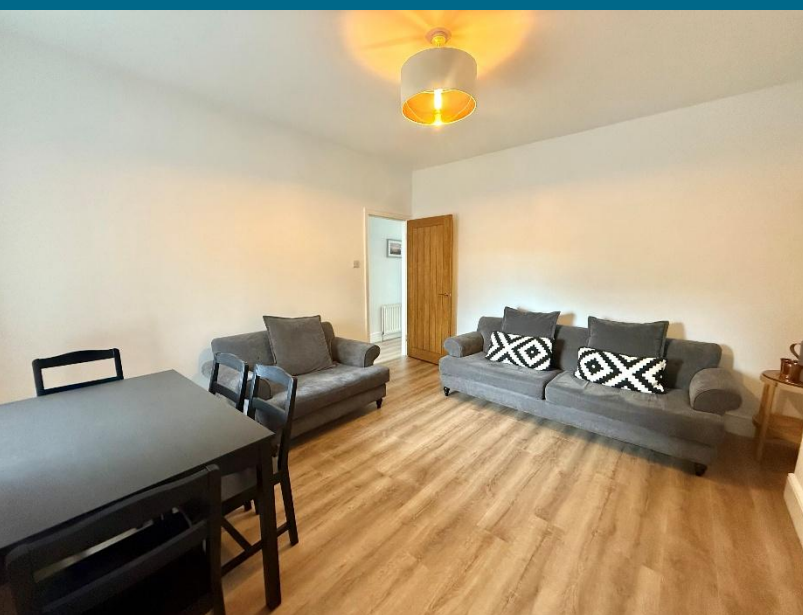
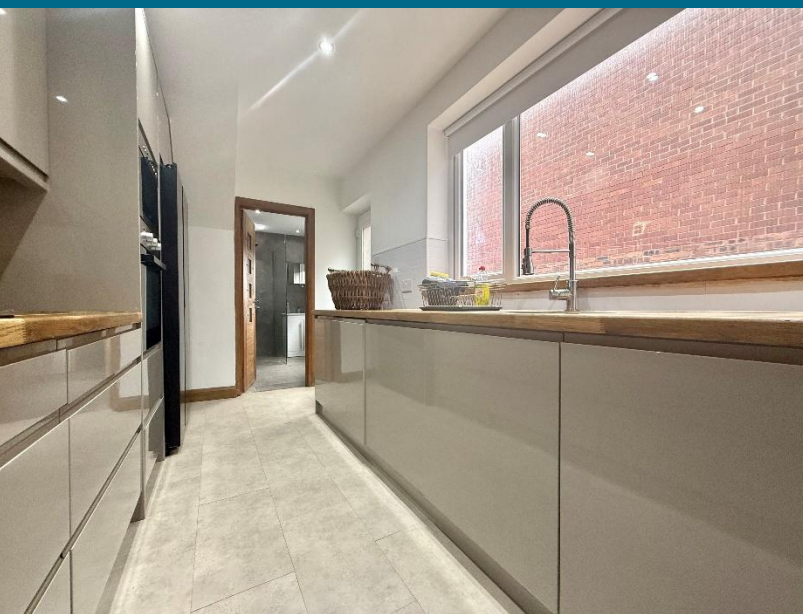
EXTERNALLY: private rear yard and to the front on street parking

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

T: 0191 2463666

Branch whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. Length of Lease: 999 years from 30 September 1992

Ground Rent: Peppercorn ground rent - £5 per year

COUNCIL TAX BAND: A

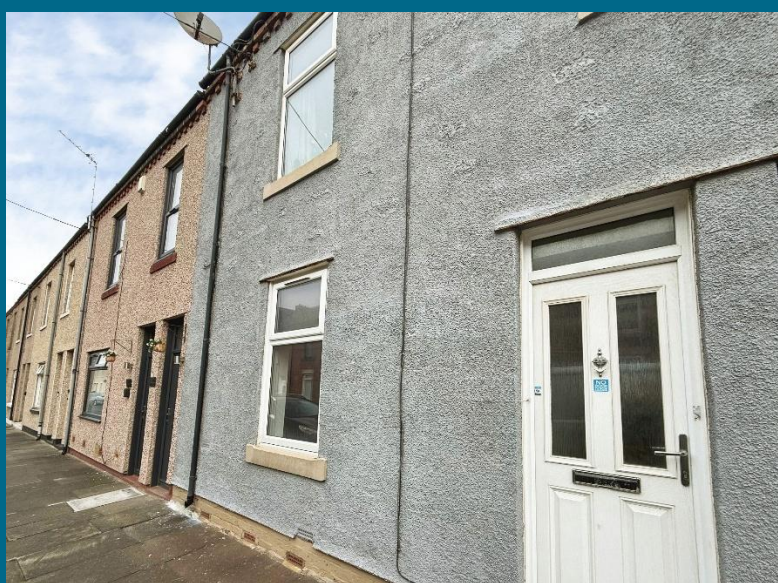
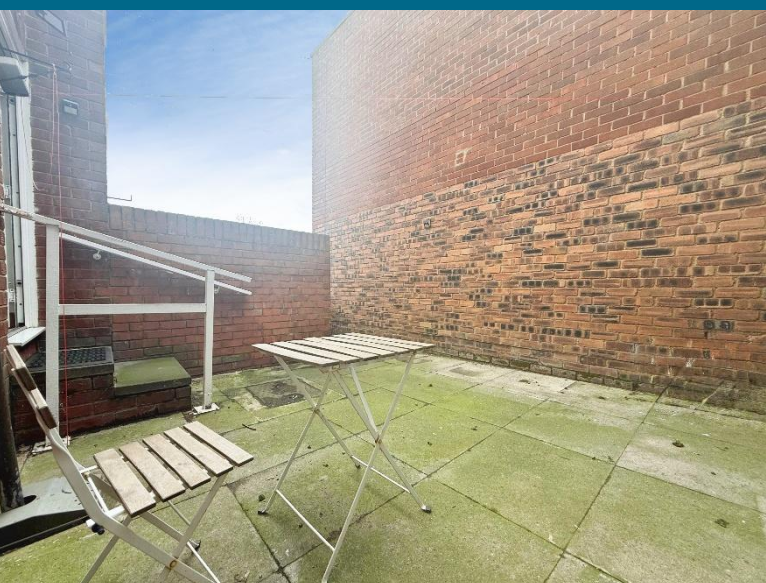
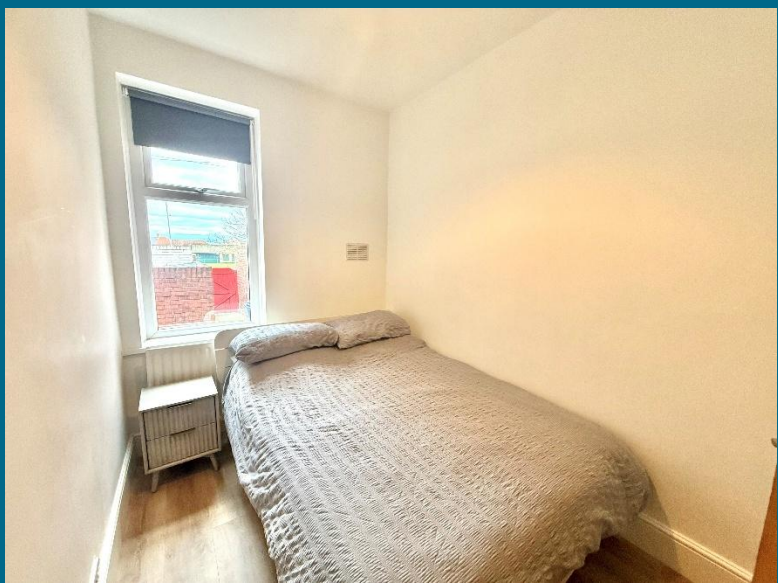
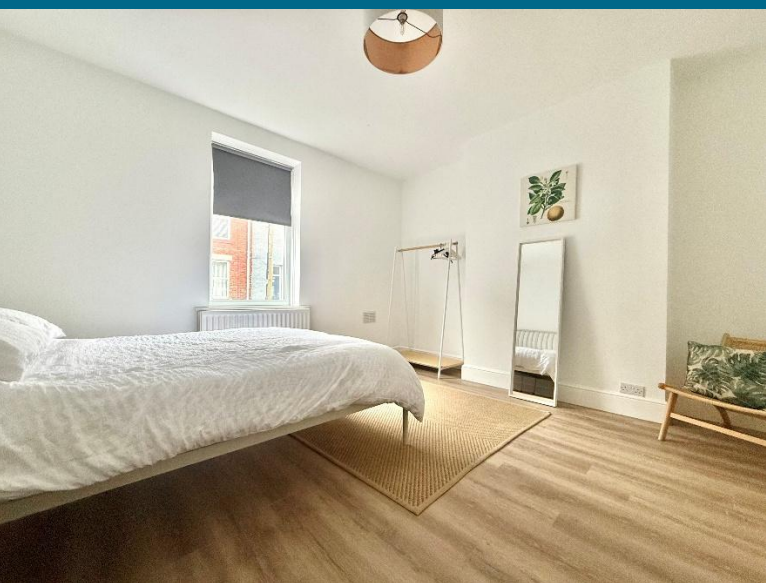
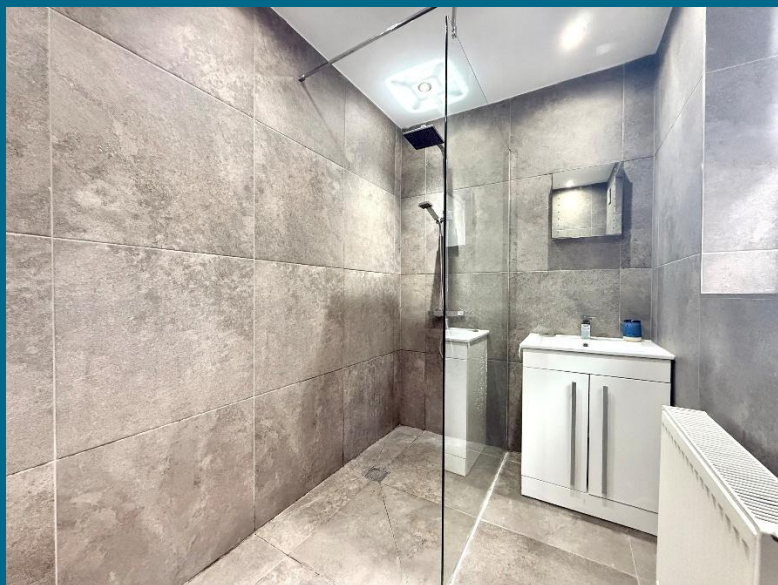
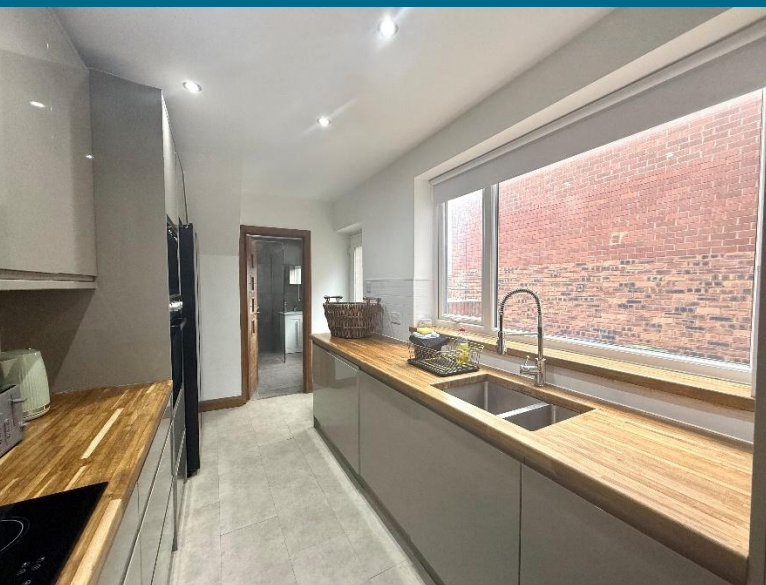
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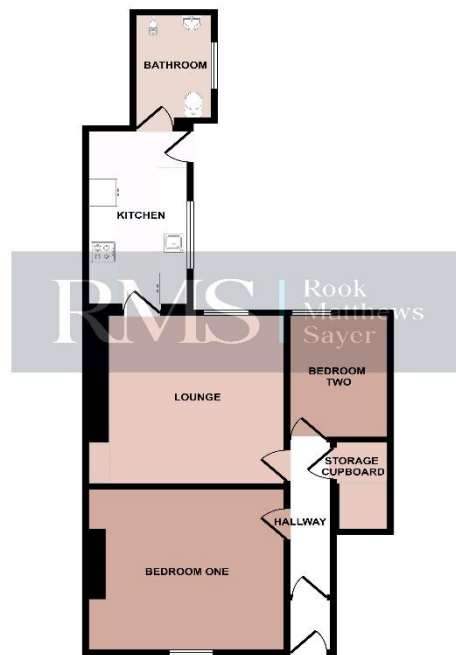
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Floorplan

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mado Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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