

Ocean Park Road, Seaburn, Sunderland £335,000











Set within the heart of highly sought-after Seaburn, this attractive three-bedroom detached home enjoys an enviable coastal setting within this modern “Lowry Park” development, adjacent to Sunderland’s magnificent seafront, stunning coastline and award-winning blue flag beaches. Seaburn, Whitburn and Roker are recognised for their high standards, with Seaburn continuing to receive national Seaside Award recognition.

The property is particularly appealing for those seeking a home that combines coastal living with excellent everyday convenience. The surrounding seafront offers beautiful sandy beaches, promenades, cafés, restaurants and leisure facilities, while the neighbouring village of Whitburn provides a further range of amenities and a charming village atmosphere.

A notable feature of the property is the outstanding open aspect to the rear, with views extending across the adjoining green belt towards Whitburn village and beyond, including views towards Southend House. This creates a wonderful sense of space and provides a picturesque backdrop to the rear garden.

Internally, the accommodation is arranged to make the most of modern family living. The open-plan kitchen, dining and lounge area forms the heart of the home, with the living space opening towards and overlooking the rear gardens and countryside beyond. A welcoming entrance hall provides access to a ground-floor WC, while to the first floor are three bedrooms, an en-suite shower room and a family bathroom.

Externally, the property benefits from rear gardens together with a private driveway providing valuable off-road parking.

MAIN ROOMS AND DIMENSIONS

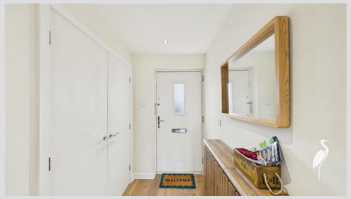
The position is particularly well suited to commuters. Seaburn is within easy reach of Sunderland city centre, with the close to hand Seaburn Metro station providing connections towards Sunderland, South Tyneside, Newcastle, Gateshead and Newcastle Airport. Regular bus services also operate through the area.

For motorists, the local road network provides convenient access towards Sunderland, Whitburn and South Shields, with Newcastle Road linking into routes towards Gateshead and Newcastle and onward to the A19, A1(M) and A194(M).

Overall, Ocean Park Road offers a highly desirable combination of coastal lifestyle, green open views, excellent local amenities, versatile family accommodation and strong transport connections, making this an ideal home for families, professionals and those looking to enjoy the best of Seaburn and the wider Sunderland coastline.

Ground Floor
Access via Composite entrance door.

Entrance Hall

Storage cupboard, radiator, stairs to first floor with storage under and open plan into kitchen/diner and inner hall.

Open Plan Kitchen/Diner 12'7" x 13'4"







Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with electric hob and hood, microwave, fridge freezer. Double glazed window to front.

Inner Hall




Double radiator, door to wc and open into lounge.

Lounge 16'2" x 10'10"





UPVC double glazed Bi-folding doors to rear, and two radiators.

Cloakroom/WC





Low level WC and washbasin and radiator.

First Floor Landing



Access point to loft, storage cupboard and double glazed window to side.

Bedroom 1 10'8" x 11'10"





Double glazed window to rear, radiator and built in mirrored fronted sliding door wardrobes. Door to en-suite.

En-Suite Shower Room





Low level WC, washbasin and shower cubicle, double glazed window to rear and chrome heated towel rail.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'8" x 11'0"





Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

Bedroom 3 7'4" x 7'6"




Double glazed window to front and radiator. Built in desk and shelving.

Bathroom




Low level WC, washbasin and bath with shower over, chrome heated towel rail.

Outside





Block paved driveway to the front providing off street parking with artificial lawn, whilst to the rear there is low maintenance garden with lawned area and paved seating area. Side gate to access the front of the property.

Council Tax Band
The Council Tax Band is Band C.

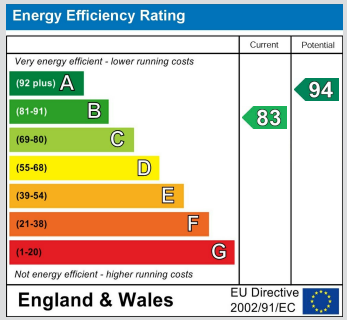
Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

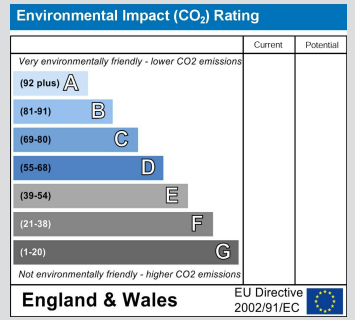
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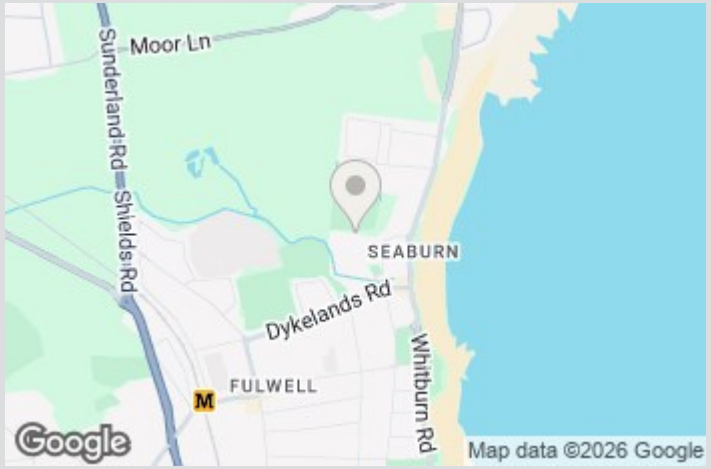
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

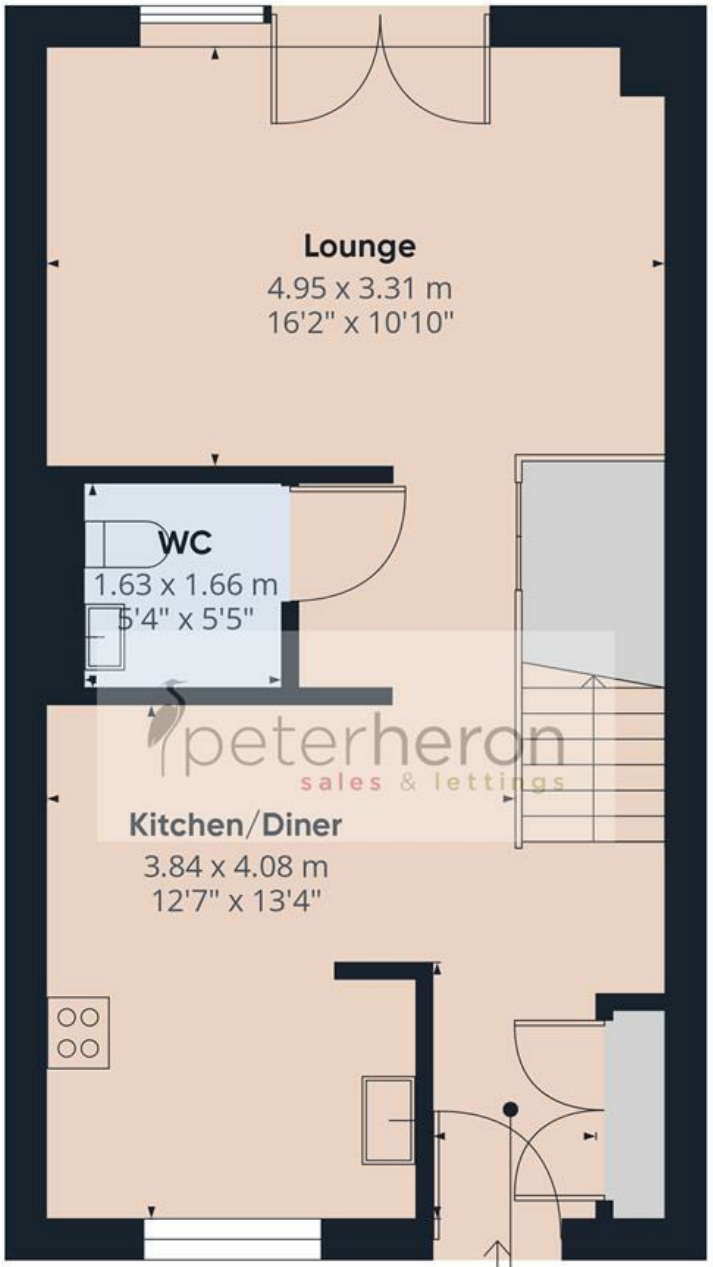
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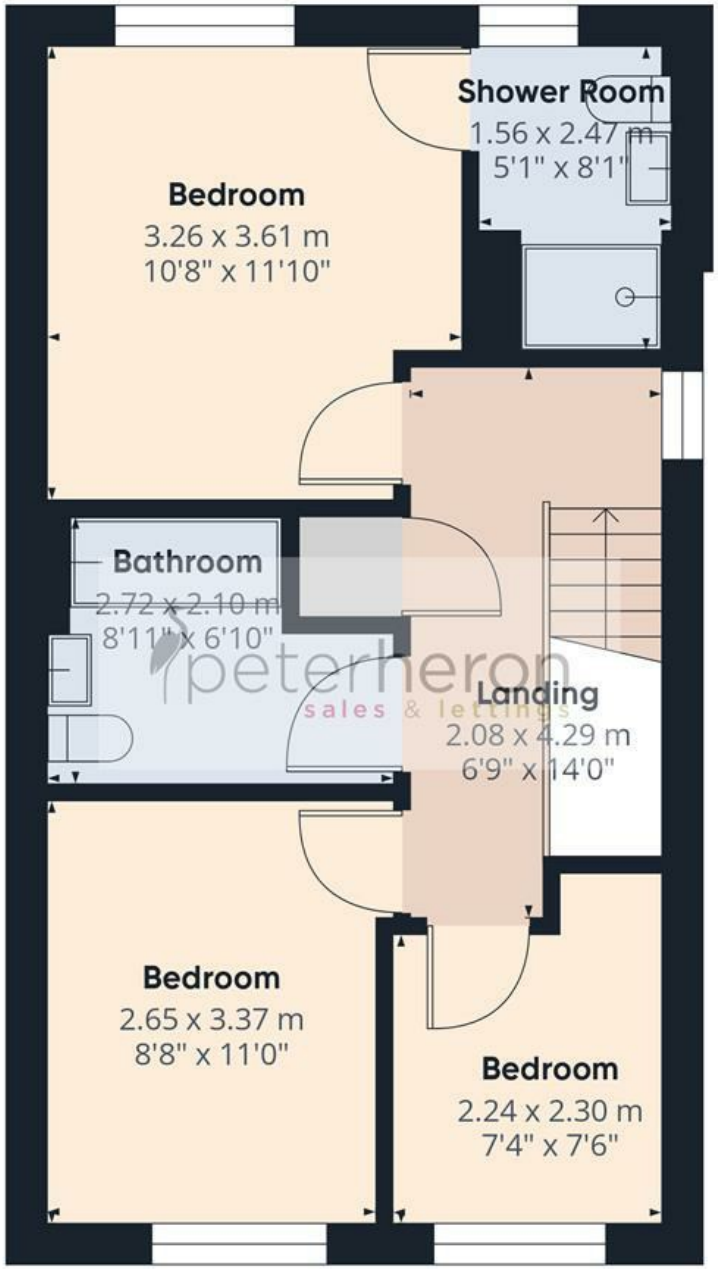


MAIN ROOMS AND DIMENSIONS





Ground Floor



First Floor

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Approximate total area(1)

86 m²

926 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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