



## 7 Brownsman Court

Seahouses, Northumberland, NE68 7YR

**Offers In The Region Of £195,000**

An excellent opportunity to purchase this well proportioned two bedroom semi-detached house, which is located in a quiet cul-de-sac within easy walking distance to the centre of this seaside village. The property boasts a generous 990 square feet of living space, making it an ideal choice for families or those seeking a comfortable retreat by the sea.

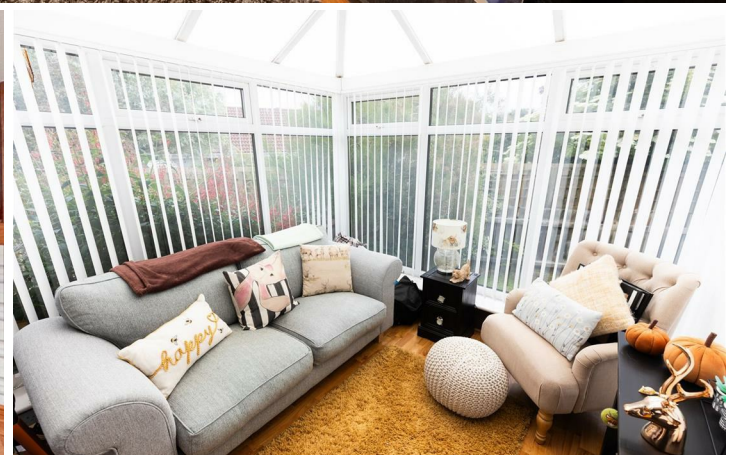
The house is entered through a hall into a welcoming living room with a log burning stove, perfect for entertaining guests or enjoying quiet evenings in. Double French doors from the living room into a generous conservatory that overlooks the gardens. Well appointed kitchen/breakfast room has an excellent range of light oak units with appliances and ample space for a table and chairs.

On the first floor is a shower room with a modern white suite and two double bedrooms, both with fitted wardrobes offering excellent storage. There is a large walk-in storage cupboard with a window, offering potential to use as an office.

'Off road' parking on a driveway and generous lawns gardens surround the property on two sides.

Seahouses is renowned for its stunning coastal scenery and vibrant local culture, making it a desirable location for those who appreciate the beauty of nature and the charm of village life. With local amenities, shops, and eateries just a stone's throw away, this property is perfectly situated for both convenience and leisure.

In summary, Brownsman Court is a wonderful semi-detached house that offers a blend of comfort, space, and a quiet location. Whether you are looking to settle down or invest in a second home, this property is certainly worth considering. Contact our Wooler office to arrange a viewing.



## Entrance Hall

7'2 x 6'8 (2.18m x 2.03m)

Partially glazed entrance door giving access to the hall which has a window at the rear, a cloaks hanging area and three power points.

## Living Room

18'1 x 10'8 (5.51m x 3.25m)

A good sized reception room with a double window at the side and double French doors giving access to the conservatory. Log burning stove sitting on a marble hearth. Two central heating radiators, stairs to the first floor landing with a wrought iron balustrade and a built-in understairs cupboard. Four power points.

## Conservatory

8'2 x 9'6 (2.49m x 2.90m)

An excellent addition to the house, the spacious conservatory is fully glazed on three sides overlooking the rear garden. Glazed entrance door at the side giving access to the garden and eight power points.

## Kitchen/Breakfast Room

15'1 x 10'8 (4.60m x 3.25m)

A spacious kitchen with ample space for a table and chairs, the kitchen is fitted with an excellent range of light oak wall and floor units with marble effect worktop surfaces with a matching splashback. Stainless steel sink and drainer below the double window at the front and a glazed entrance door at the side. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for automatic and dish washing machines, a central heating radiator and ten power points.

## First Floor Landing

12'8 x 3'9 (3.86m x 1.14m)

Giving access to all the rooms on the first floor landing, there is a large walk-in cupboard with a window housing the hot water tank, this would make an ideal office. Central heating radiator and one power point.

## Bedroom 1

11'5 x 8'6 (3.48m x 2.59m)

A good sized double bedroom with fitted wardrobes on one wall

offering excellent storage. Double window at the rear with a central heating radiator below and four power points.

## Shower Room

5'8 x 7'5 (1.73m x 2.26m)

Fitted with a modern white three-piece suite which includes a toilet, a wash hand basin with a medicine cabinet above and a walk-in shower cubicle. Heated towel rail, recessed ceiling spotlights and a skylight.

## Bedroom 2

8'9 x 10'8 (2.67m x 3.25m)

Another double bedroom with a double window at the front and a built-in wardrobe and shelved storage cupboard. Two power points.

## Garden

'Off road' parking on a driveway with a garden shed to the side. Enclosed lawn garden at the front and rear of the house.

## General Information

Full double glazing.

Full air source central heating.

All mains services are connected except for gas.

Tenure - Freehold.

All fitted floor coverings are included in the sale.

Council Tax Band - B

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - 9.00-12pm

## FIXTURES & FITTINGS

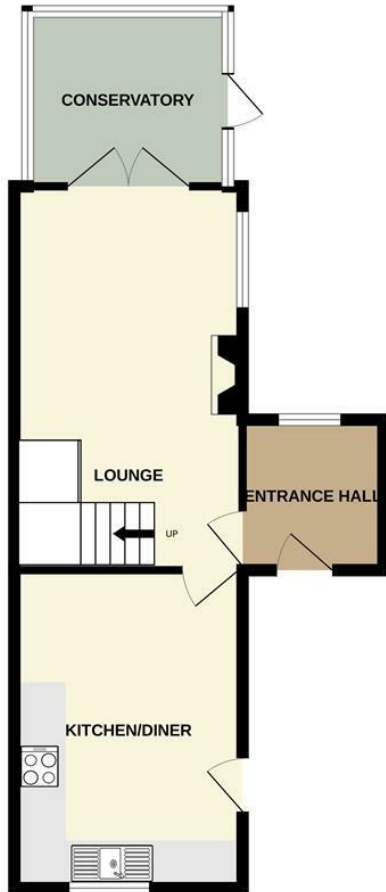
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

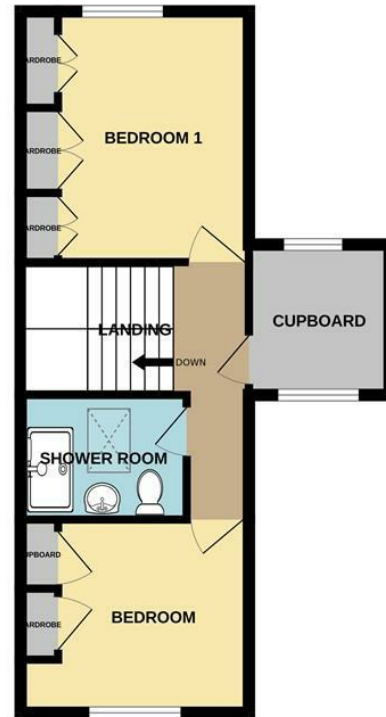
Strictly by appointment with the selling agent.



GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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