



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

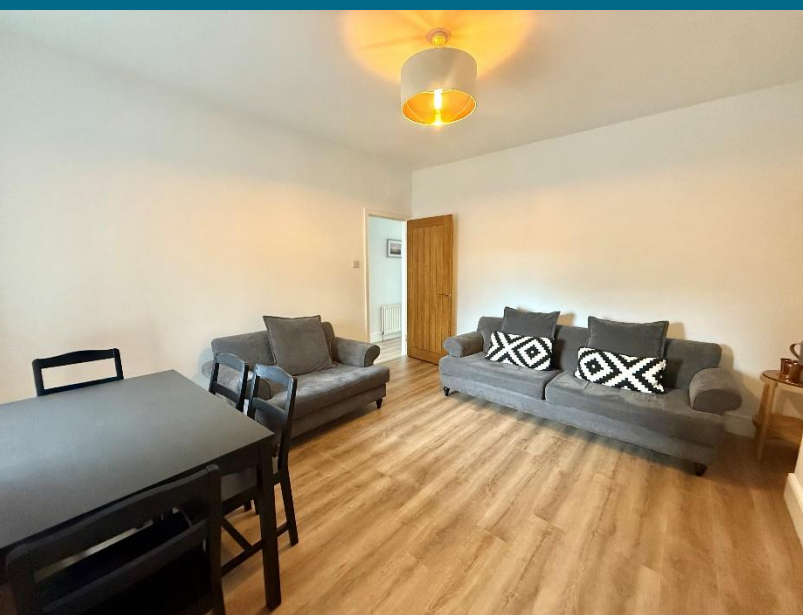
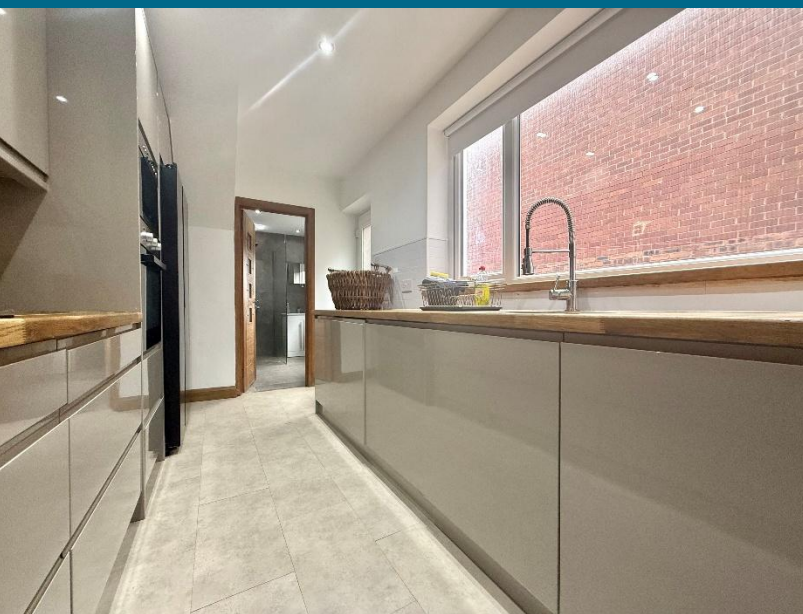
BEDROOM TWO: (rear) 10' x 6'8 (3m x 1'8), laminate flooring, double glazed window, radiator

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

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Branch whitleybay@rmsstateagents.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

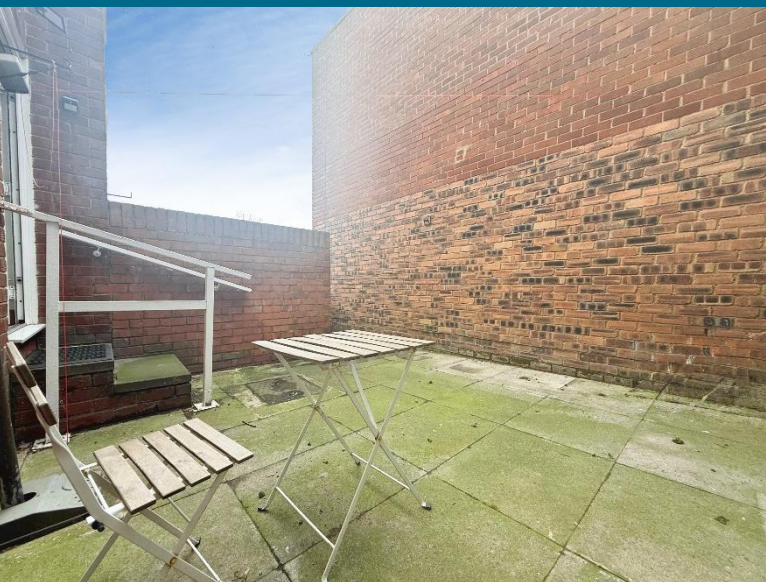
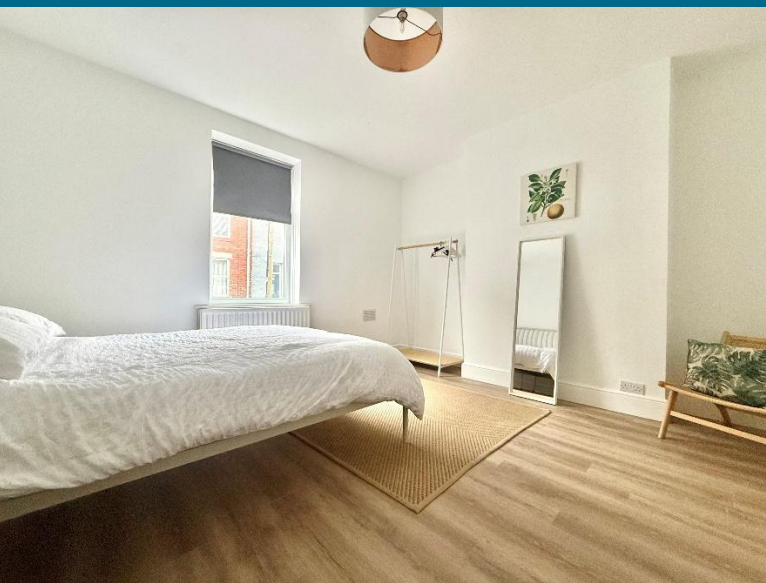
EPC RATING: C

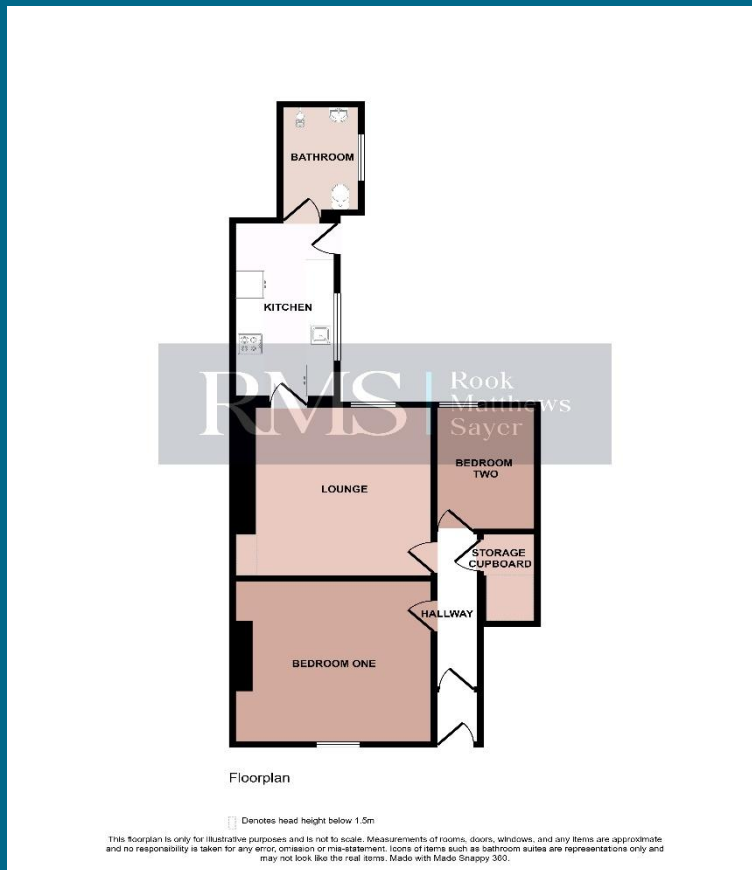
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

