

# BRUNTON

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## RESIDENTIAL



**NORTH LANE, SEAHOUSES, NE68**

**Offers Over £270,000**

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This charming three bedroom mid-terraced home, located in the heart of Seahouses, offers a fantastic opportunity as either a comfortable permanent residence or a ready made holiday let. Currently operating successfully as a holiday home, the property is well presented throughout and benefits from modern updates, tasteful décor, a recently installed electric heating system and a welcoming layout ideal for family living or guest accommodation.

Conveniently positioned close to local shops, amenities, and the harbour, this property offers an excellent base to enjoy the attractions of Seahouses, Bamburgh, and the surrounding Northumberland coastline.

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The ground floor features a bright entrance leading into a spacious living room, with a second separate living/dining area providing additional relaxation or entertaining space. The kitchen overlooks the rear garden and offers ample storage and worktop space, complemented by an adjoining store/utility area.

Upstairs, the home offers three well proportioned bedrooms and a contemporary shower room fitted with a large walk-in enclosure and stylish tiling. The bedrooms provide flexible options for families, guests, or home working.

Outside, the property enjoys a private rear garden, mainly laid to lawn with established borders and a patio seating area perfect for outdoor dining or relaxing after a day exploring the coast.



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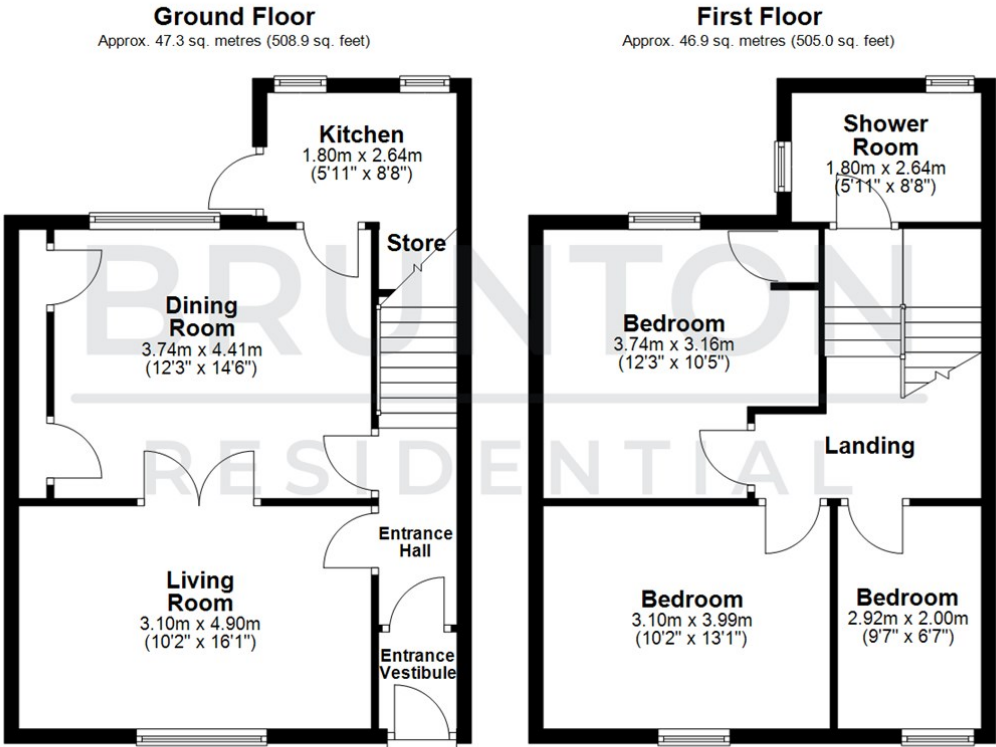
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : E



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		