



Malvern Road | Seaton Sluice | NE26 4BZ

£280,000

A beautifully presented three-bedroom semi-detached home situated within the popular coastal village of Seaton Sluice, offering spacious and versatile accommodation together with a driveway, garage and mature rear garden. The property provides spacious and versatile accommodation throughout, ideal for a range of buyers. A welcoming entrance porch leads into the hallway, complete with under stair storage, leading through to a bright bay fronted open plan living room with feature electric fire and excellent proportions. To the rear the room continues into a superb open living and dining area creating a fantastic entertaining and family space with pleasant views over the rear garden and sliding doors providing direct access outside. The kitchen is fitted with a good range of wall and base units, ample worktop space and access out to the rear garden. The layout works particularly well for modern day living, with the adjoining dining and sitting areas creating a sociable open feel whilst still retaining clearly defined spaces. To the first floor there are three bedrooms and a spacious family bathroom. The principal bedroom is a generous double room with fitted wardrobes and dressing area. Bedroom two is another well-proportioned double bedroom with fitted wardrobes, whilst bedroom three also offers generous proportions, making an ideal guest room, nursery or home office space. The spacious bathroom features a whirlpool bath together with a separate shower enclosure. Externally, the property benefits from a block paved driveway leading to an attached garage providing useful storage and off-street parking. To the rear there is a beautifully maintained mature garden with established planting and patio areas, offering a private and colourful outdoor setting. Situated within the popular coastal village of Seaton Sluice, the property is well placed for access to local shops, cafes, schools, transport links and scenic coastline walks.

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Three-Bedroom Semi-Detached Home

Spacious Open Living and Dining Area

Block Paved Driveway and Attached Garage

No Onward Chain

Spacious Bathroom with Whirlpool Bath and Separate Shower

Well Proportioned Bedrooms

Close to Local Amenities, Schools and Coastline Walks

Beautiful Mature Rear Garden

For any more information regarding the property please contact us today

ENTRANCE PORCH: Front entrance door, double glazed windows, tiled flooring, door to:

HALLWAY: Stairway to first floor, radiator, under stair storage cupboard, door to:

OPEN PLAN LIVING SPACE 11'05" x 23'08" (3.48m x 7.21m) Plus bay: Double glazed bay window, electric fire, radiators, sliding door to rear garden, open to:

OPEN PLAN DINING AREA 7'09" x 17'09" (2.36m x 5.41m): Sliding doors to rear garden, radiator, door to:

KITCHEN 9'03" x 16'05" plus 17'02" x 7'01" (2.82m x 5.00m plus 5.23m x 2.16m): Fitted wall and base units, work surfaces, sink unit, gas hob, oven, cooker hood, plumbing for washing machine, radiator, door to rear garden.

GARAGE 7'02" x 19'02" (2.18m x 5.84m): Up and over door.

EXTERNALLY: Block paved driveway to the front providing off street parking. Attractive mature rear garden with established planting, greenhouse and patio seating areas.

LANDING: Loft access hatch, storage cupboard, door to:

BEDROOM ONE 11'03" x 17'09" (3.43m x 5.41m) plus wardrobe space: Double glazed bay window, fitted wardrobes, radiator.

BEDROOM TWO 11'02" x 10'06" including wardrobes (3.40m x 3.20m): Double glazed window, fitted wardrobes, radiator.

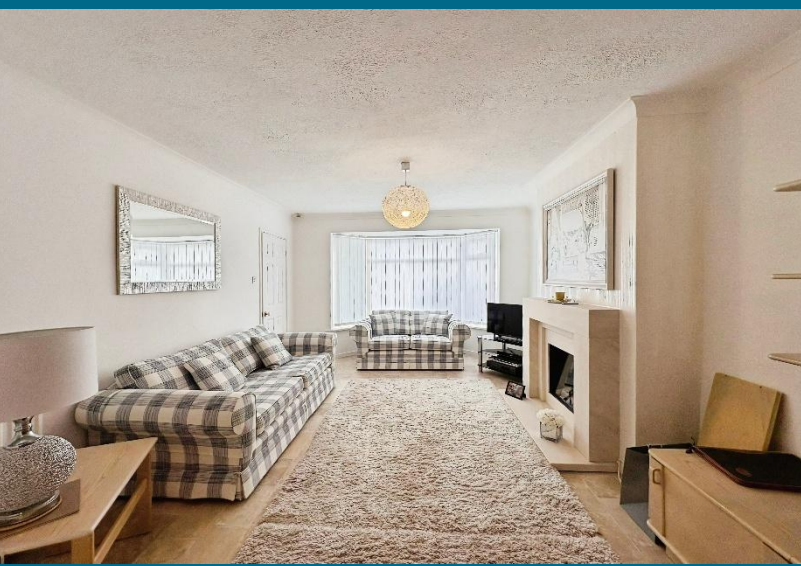
BEDROOM THREE 7'01" x 17'07" (2.16m x 5.36m): Double glazed window, radiator.

BATHROOM 5'06" x 15'00" (1.68m x 4.57m) Plus shower enclosure: Whirlpool bath, shower enclosure, vanity wash basin, W.C., bidet, tiled walls.

T: 0191 2463666

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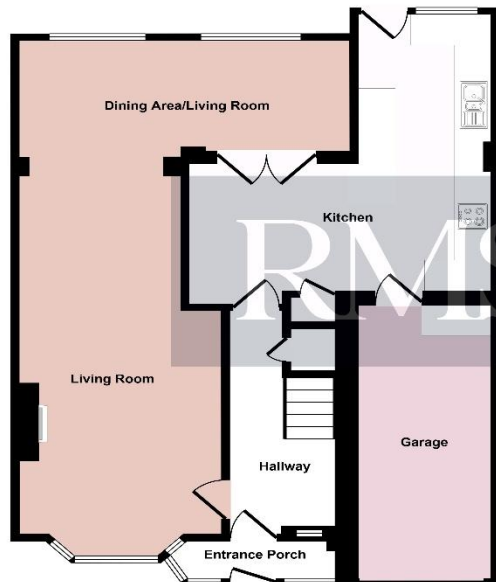
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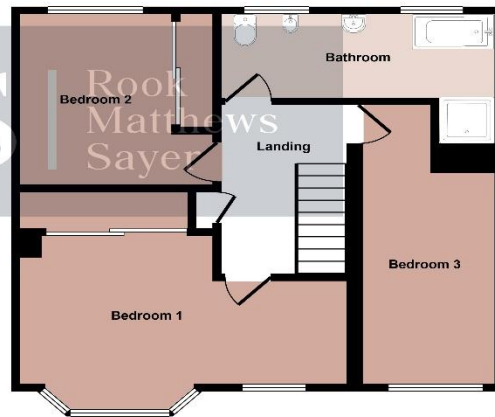


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Ground Floor



First Floor

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 Made Snappy 360.

Awaiting EPC

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 have any authority to make or give any representation or warranty whatever in relation to this property.

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.



PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Mains
 Heating: Mains
 Broadband: FTTP
 Mobile Signal Coverage Blackspot: No
 Parking: Garage/Driveway

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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

AGENTS NOTE: The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

COUNCIL TAX BAND: D

EPC RATING: TBC

WB3715.TJ.DB.01.05.2026.V.1

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