



Kingsfield | Seahouses | NE68 7PA

£325,000

With a south-west facing rear garden, this detached three bedroom property has a favourable aspect on the Kings Field development in Seahouses.

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DETACHED HOUSE

THREE BEDROOMS

POPULAR COASTAL LOCATION

DOWNSTAIRS WC & UTILITY

**DINING KITCHEN WITH DOORS
ONTO GARDEN**

ENCLOSED REAR GARDEN

WELL PRESENTED

DRIVEWAY & GARAGE

For any more information regarding the property please contact us today

On the approach to the property within the cul-de-sac there are delightful views of the coastline down towards Beadnell.

Properties on this development are popular with both home owners and holiday let rentals due to their proximity to the coastline and within walking distance to the main centre of Seahouses.

The attached garage is a valuable addition and the drive provides off-street parking. The dining kitchen at the rear enjoys a sunny aspect, and a downstairs W.C. is conveniently positioned off the entrance porch.

The larger two bedrooms include fitted wardrobes and the third bedroom has a built in cupboard with a hanging rail.

ACCOMMODATION

ENTRANCE PORCH

Double-glazed entrance door | Laminate flooring | Radiator | Double-glazed window

W.C.

Double-glazed frosted window | Laminate flooring | Wash hand basin | Closed coupled W.C. | Radiator | Extractor fan

LOUNGE 14'3" x 11'9" (4.34m x 3.58m)

Double-glazed window | Laminate flooring | Fireplace with electric fire | Understairs cupboard | Radiator | Staircase to first floor

KITCHEN / DINER 14'7" x 8'7" (4.44m x 2.61m)

Laminate flooring | Double-glazed window | Double glazed sliding patio doors | Radiator | Fitted wall and base units | Stainless steel sink | Nest thermostat | Neff induction hob with electric oven & slide & hide door | Space for fridge/freezer | Integrated washing machine | Integrated slimline dishwasher | Part tiled walls | Extractor fan

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FIRST FLOOR LANDING

Radiator | Doors to bedrooms and bathroom

BEDROOM 1 15'6" x 7'10" (4.72m x 2.39m)

Double-glazed window | Sliding door mirror wardrobes | Radiator

BEDROOM 2 7'10" x 9'7" (2.39m x 2.92m)

Double-glazed window | Radiator | Sliding door mirror wardrobe

BEDROOM 3 6'5" x 9'0" (1.95m x 2.74m) (including cupboard)

Double-glazed Window | Radiator | Storage cupboard with hanging rail and shelf

BATHROOM

Double-glazed frosted window | Bath with tiled surround, mains shower with bi-fold shower screen | Closed-coupled W.C. | Laminate flooring | Radiator | Extractor Fan

GARAGE 8'10" x 16'11" (2.69m x 5.15m)

Light and power | Central Heating Boiler | Coldwater tap | Shelving

EXTERNALLY

Front garden has a lawn | Blocked paved driveway leading to garage | Side access gate to rear | Artificial grassed lawn | Patio | Fenced boundaries | Oil tank | Coldwater tap

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Oil

Broadband: ASDL WIRE

Mobile Signal Coverage Blackspot: No

Parking: Garage & Driveway

AGENTS NOTE

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

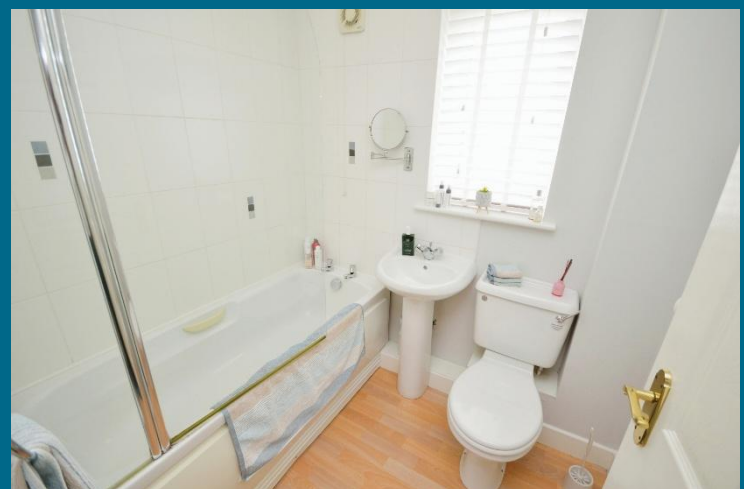
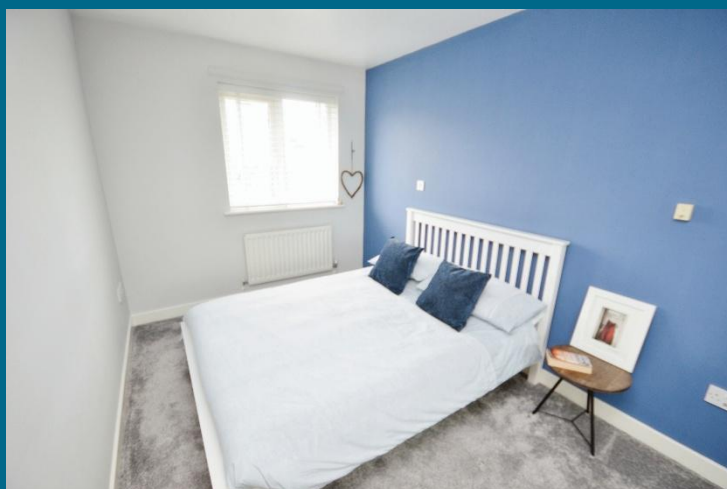
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

AL009709/DM/HH/07.07.2026/V.1

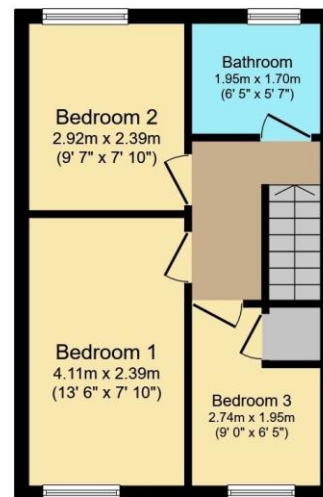
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		





Ground Floor

Floor area 47.2 sq.m. (508 sq.ft.)



First Floor

Floor area 31.6 sq.m. (341 sq.ft.)

TOTAL: 78.8 sq.m. (848 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

AL009709 VERSION 1

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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.



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