

# Kings Field, Seahouses, Northumberland

£235,000



## Full Description

A lovely property boasting glorious views of the stunning Northumbrian coastline and within walking distance of the beach! Elizabeth Humphreys Homes are delighted to welcome to the market this 2 bedroomed end of terrace property on the edge of the Northumberland town of Seahouses. It benefits from uPVC windows and doors, good broadband, oil central heating, Solar panels and all the other usual mains connections. This property would be ideal as a second home or holiday accommodation or for someone looking to downsize to this splendid seaside location.

Seahouses is a colourful and vibrant community with fantastic local amenities such as the wonderful Hub which, as well as being a music/theatre/arts centre, has also been home to a state-of-the-art cinema since 2013. With fresh seafood brought in every day and a fabulous selection of restaurants and pubs, Seahouses is an ideal place for any foodie. Only a few miles north is the stunning village of Bamburgh, which, with its wide expanse of sandy beaches and imposing castle, it is the perfect place for a good walk.

A pathway leads down to the front door, which opens into the entrance hallway. This welcoming space is finished with attractive vinyl flooring which continues throughout the ground floor creating a seamless transition

between the different areas. Stairs ascend to the first floor and various doors lead off. The ground floor WC is a useful asset as it negates the need to continually frequent the upstairs facilities. The suite comprises a close coupled toilet with a handle flush and a pedestal hand wash basin with a tiled splash back. Natural light enters via a window.

The spacious and well equipped kitchen offers a good number of wall and base units with a wood effect door complemented by a contrasting dark stone effect laminate work surface and harlequin splash back tiling in hues of orange and green. A large window overlooks the front of the property and allows a wealth of natural light to circulate. In terms of fitted equipment, there is a fridge, a freezer, a single bowl circular stainless-steel sink with a mixer tap above, an induction hob beneath a chimney style extractor fan, an under bench oven and a washing machine. The boiler is housed in a unit for ease of access and there is further space to house a tumble dryer or another appliance if you so wished.

Inviting and airy, the lounge is a lovely room in which to spend time exchange stories of the day with family and friends. There is plenty of space to house a variety of furniture in addition to access to beneficial storage beneath the stairs. A window overlooks the rear garden, and a pair of sliding doors provides external access facilitating a free flow of movement between indoor and outdoor living.

Taking the stairs to the first floor, the landing opens out to two bedrooms and two bathrooms.

The primary bedroom is a large double room benefitting from en-suite facilities. Within the slightly coomed ceiling, a window to the front captures lovely views making this a beautifully restful room. There is a full set of fitted wardrobes offering excellent storage and the partly mirrored front reflects the natural light adding illumination. The en-suite comprises a shower cubicle finished with marble effect wet walling and a shower within, a close coupled toilet with a push button behind and a vanity unit with a hand wash basin with a matching wet wall splash back. A spacious and superb asset to this property.

Bedroom 2 is a generously proportioned single room with a window capturing views of the coast. A pleasant vista to wake up to!

The family bathroom comprises a bath with a separate shower mixer tap over, a full pedestal hand wash basin and a close coupled toilet with a handle flush. The space is finished with attractive half height tiling which creates a crisp and fresh look and a window, with privacy glass, adds natural light.

The property continues to impress with its lovely rear garden which is low maintenance, partly paved and partly gravelled with some artificial lawned areas. This is an ideal space in which to sit and relax after a day exploring this area of outstanding natural beauty or from returning from a busy day at work. The oil tank is at the foot of the garden sympathetically screened by bamboo fencing.

Tenure: Freehold  
Council Tax Band: A

EPC: C

**Important Note:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

**Features**

- No chain
- Solar panels
- Ensuite
- Oil central heating
- Walk to the beach
- Driveway parking
- Garden
- Ground floor WC
- Coastal home
- Walk to golf, restaurants, cafes and shops.

**Contact Us**

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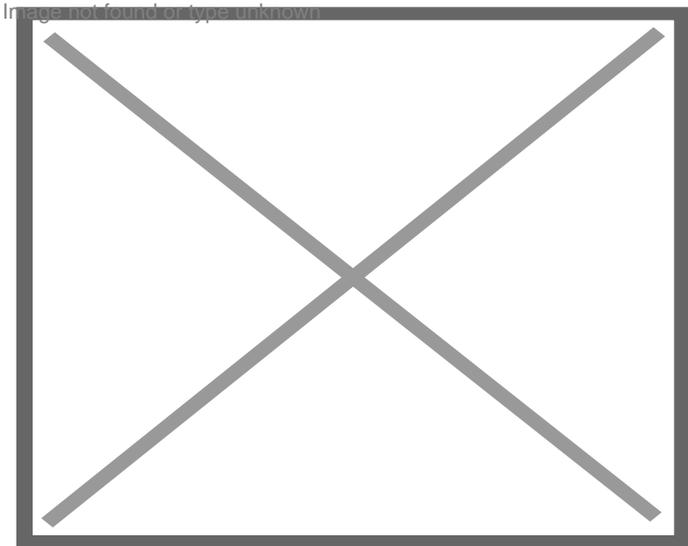






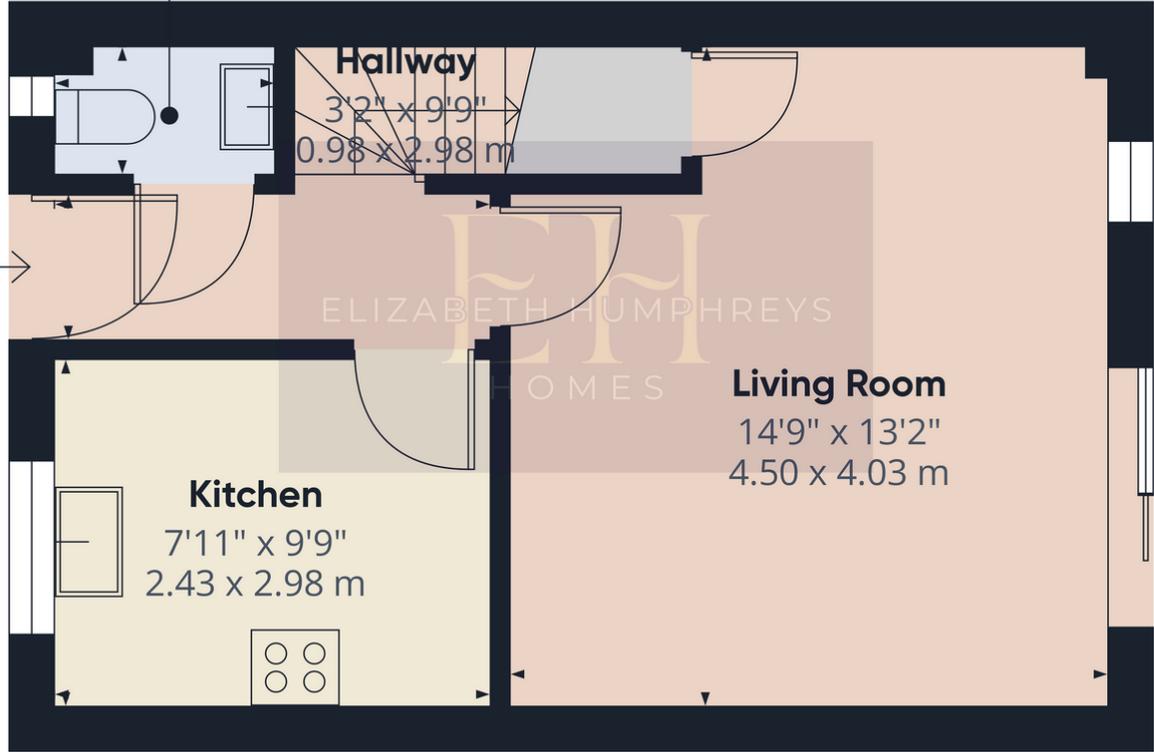
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	





**WC**  
 3'1" x 5'2"  
 0.94 x 1.60 m



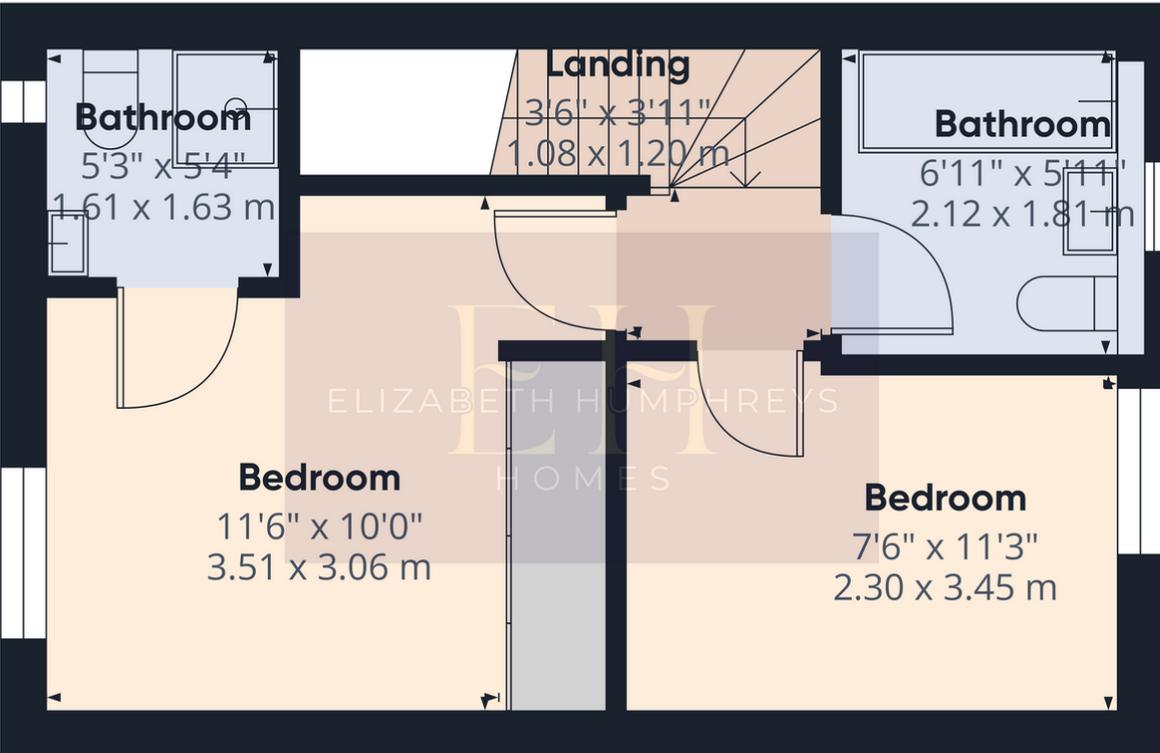
Ground Floor

Approximate total area<sup>(1)</sup>  
 336 ft<sup>2</sup>  
 31.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area<sup>(1)</sup>  
 296 ft<sup>2</sup>  
 27.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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