

FOR
SALE

8 ASTLEY VILLAS, SEATON SLUICE NE26 4JU
£349,950



4 BEDROOM HOUSE - SEMI-DETACHED

- FOUR BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER COASTAL LOCATION
- NO UPPER CHAIN
- TWO RECEPTION ROOMS
- LOVELY KITCHEN DINER
- GOOD SIZED BATHROOM WC & DOWNSTAIRS WC
- ATTACHED GARAGE
- FRONT GARDEN WITH DRIVEWAY PARKING & WEST FACING REAR GARDEN
- UNREGISTERED PROPERTY
- EPC RATING PENDING

[VIEW PROPERTY](#)

VESTIBULE
3'7" x 7'2"

ENTRANCE HALLWAY
13'3" x 6'5"

RECEPTION ROOM
13'2" x 13'6"

RECEPTION ROOM
10'5" x 10'6"

KITCHEN DINER
10'5" x 18'3"

DOWNSTAIRS WC
6'1" x 3'0"

LANDING

BEDROOM
24'1" x 7'9"

BEDROOM
14'4" x 11'0"

BEDROOM
11'7" x 11'0"

BEDROOM
8'2" x 8'11"

BATHROOM WC
5'7" x 8'11"

GARAGE
14'8" x 8'0"

FRONT GARDEN

REAR GARDEN

8 ASTLEY VILLAS, SEATON SLUICE NE26 4JU

Embleys are delighted to be instructed in the sale of this well presented, semi detached house. It boasts a wealth of modern features, stunning views and is ideal for a family.

With over 1400 square feet of accommodation set over two floors, this lovely property consists of a vestibule and entrance hallway with stairs up to the first floor and doors to reception room one, open to reception room two and kitchen diner. The modern kitchen diner benefits from a good range of contemporary units with contrasting worktops, a single oven, gas hob, chimney hood and doors to the rear lobby and downstairs WC.

To the first floor there are four good sized bedrooms, three with views out to sea and a bathroom WC benefitting from a walk in shower, vanity wash basin and low level WC.

Externally there is an attached garage, a front garden with driveway parking and a west facing rear garden.

The family feel, generous size and fabulous location of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

Seaton Sluice is a beautiful little village on the coast, providing a getaway feel balanced with a modern lifestyle. Seaton Sluice benefits from being slightly quieter, with a more rural feel. It maintains its stunning old buildings and the history they represent, whilst also providing the community with all the amenities needed. The shopping, pubs and cafes are excellent and the regular bus service means you're only 10 minutes from Whitley Bay. This area is perfect for everyone, from retired couples, to young families and it's right by Holywell Dene and a sandy beach.

8 ASTLEY VILLAS
SEATON SLUICE
NE26 4JU

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

8 ASTLEY VILLAS
SEATON SLUICE
NE26 4JU

EMBLEYS
ESTATE
AGENTS



8 ASTLEY VILLAS
SEATON SLUICE
NE26 4JU

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

8 ASTLEY VILLAS
SEATON SLUICE
NE26 4JU

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

8 ASTLEY VILLAS
SEATON SLUICE
NE26 4JU

EMBLEYS
ESTATE
AGENTS



0191 252 2810 - EMBLEYS.CO.UK

8 ASTLEY VILLAS
SEATON SLUICE
NE26 4JU

EMBLEYS
ESTATE
AGENTS



8 ASTLEY VILLAS
SEATON SLUICE
NE26 4JU

SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

[VIEW PROPERTY](#)



EMBLEYS
ESTATE
AGENTS

YOU'LL BE SOLD ON EMBLEYS

THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.

EMBLEYS
ESTATE
AGENTS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

0191 252 2810 - EMBLEYS.CO.UK