

FOR  
SALE

69 HARTLEY SQUARE, SEATON SLUICE NE26 4BJ  
£185,000



#### 2 BEDROOM HOUSE - END TERRACE

- TWO BEDROOM END TERRACE HOUSE
- POPULAR RESIDENTIAL AREA
- TWO STYLISH RECEPTION ROOMS
- BEAUTIFUL KITCHEN
- TWO SPACIOUS BEDROOMS
- BATHROOM WC
- SUBSTANTIAL REAR GARDEN
- EPC RATING C

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#### ENTRANCE HALLWAY

RECEPTION ROOM ONE  
12'8 x 12'6

RECEPTION ROOM TWO  
12'7 x 11'1

KITCHEN  
15'8 x 6'5

#### LANDING

BEDROOM ONE  
10'3 x 9'7

BEDROOM TWO  
9'7 x 9'7

BATHROOM WC  
5'10 x 4'10

#### FRONT GARDEN

REAR GARDEN

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Embleys are delighted to bring to the market this beautiful end terraced property which is in a lovely residential setting in a fabulous location. It displays modern features with a superb layout and is ideal for a family.

With over 700 square feet of accommodation set over two floors. There are two stylish reception rooms, one with feature fire place and the other with french doors leading to the rear garden and space for a family dining table. The modern kitchen benefits from a range of wall, base and drawer units, contrasting worktops, double eye level oven and a four ring gas hob with chimney hood. To the first floor there are two spacious bedrooms, one with fitted wardrobes, and a contemporary family bathroom with panelled bath and shower over, pedestal washbasin and low level WC. Externally the property benefits from a front lawned garden and a patioed rear garden with garden summer house.

The beautiful features, and superb layout with a 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, more rural feel. It maintains its stunning old buildings and the history they represent, whilst also providing the community with all the amenities needed.



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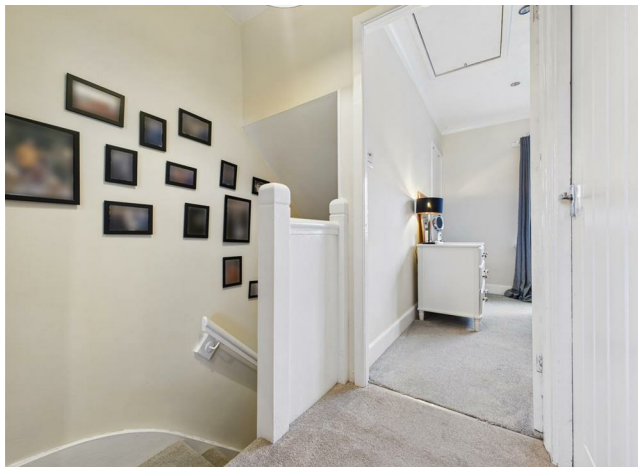


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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
714 ft<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.

GIRAFFE360

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#### 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.

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#### 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.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	80

England & Wales

EU Directive  
2002/91/EC



#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		

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