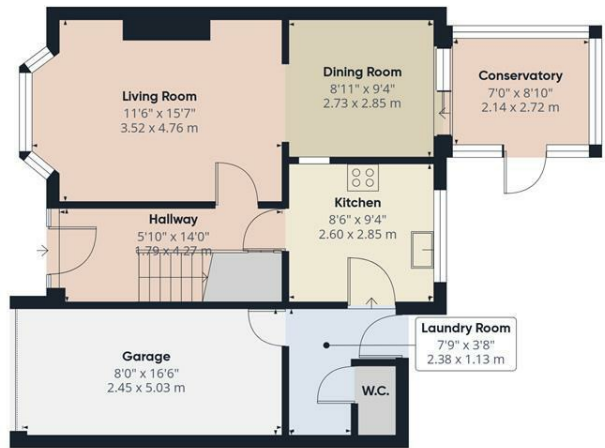
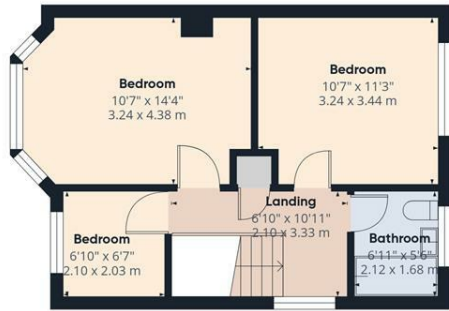




Conway Grove, Seaton Sluice



Ground Floor



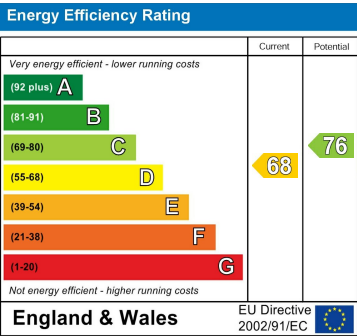
Floor 1

Approximate total area<sup>1)</sup>  
1074 ft<sup>2</sup>  
99.8 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.

GIRAFFE360



Price Guide £275,000

**Important Information**  
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Description

WELL PROPORTIONED THREE BEDROOM SEMI  
DETACHED PROPERTY SITUATED WITHIN THIS SOUGHT  
AFTER RESIDENTIAL AREA IN SEATON SLUICE ONLY  
MINUTES FROM THE BEACH - OFFERED WITH NO UPPER  
CHAIN

Brannen & Partners are delighted to welcome to the  
market this well presented three bedroom semi  
detached property in Seaton Sluice. Boasting good  
sized accommodation, conservatory, private rear  
garden, garage, driveway parking.

Briefly comprising: Entrance to the hallway leading  
to all ground floor rooms and stairs to the first floor.  
Overlooking the front of the property is the living  
room featuring a bay window, decorative fireplace  
housing a newly installed remote gas fire. An  
opening leads to the dining room which has sliding  
patio doors to the conservatory offering views over  
the rear garden.

The kitchen has fitted wall and base units with space  
for a freestanding oven. A handy utility area  
provides additional storage, plumbing for a washing  
machine, access to the garage, as well as a door to a  
separate W.C.

To the first floor are three bedrooms and bathroom.  
Two of the bedrooms are doubles in size, one of  
which benefits from fitted wardrobes. The bathroom  
comprises a bath with shower over, hand basin and  
W.C. The landing area has a loft hatch with a drop  
down ladder giving access to the partially boarded  
loft space.

Externally to the rear is a private low maintenance  
garden which is paved and gravelled. To the front is a  
gravelled garden, driveway parking and garage.

Situated within this popular residential area, only  
minutes from the seafront. Seaton Sluice is an  
attractive coastal town within close proximity to the  
beautiful North East coastline, wide range of  
amenities, good schooling and excellent  
transportation links.

Entrance Hallway

Living Room  
15'7" x 11'6"

Dining Room  
9'4" x 8'11"

Kitchen  
9'4" x 8'6"

Utility Room  
7'9" x 3'8"

W.C.

Bedroom One  
14'4" x 10'7"

Bedroom Two  
11'3" x 10'7"

Bedroom Three  
6'10" x 6'7"

Bathroom  
6'11" x 5'6"

Externally  
Externally to the rear is a private low maintenance  
garden which is paved and gravelled. To the front is a  
gravelled garden, driveway parking and garage.

Tenure  
Freehold

