



## Seaton Farm Cottage The Village

Seaton, Seaham, SR7 0NA

**£149,950**



Was £190,000 Now £149,950 Rarely does the opportunity arise to purchase such a unique property benefitting from gas fired central heating and double glazing

Situated in a quiet rural position overlooking the Village Green and with superb rear views, the property is situated within easy access to Seaham sea front promenade and has an unusual but attractive floor plan comprising: entrance hallway, lounge/dining room, kitchen and cloaks/wc. To the first floor there are two bedrooms and a bathroom. Externally the property has an enclosed garden to the rear with superb views beyond

Seaton Farm Cottage is located in a rural setting with easy access to local village pubs, the award winning Seaton Lane Hotel and Restaurant and amenities and access into Seaham Town Centre where there is a range of shopping, recreational facilities and amenities available.

### Entrance Vestibule

with entrance door and staircase leading to first floor

### Lounge

22'11" x 14'9" (max) (7.0m x 4.5m (max))

with multi fuel burner, double glazed window and radiator

### Kitchen

10'5" x 10'5" (3.2m x 3.2m)

with wall and base units, stainless steel sink unit, electric hob, electric oven

### Rear Porch

with door leading to rear of property

### Cloak/W.C.

with w.c., wash hand basin, double glazed window and radiator

### First Floor

#### Landing

with loft access hatch

#### Bathroom

with corner bath, stand alone shower, w.c., wash hand basin, tiled walls, tiled floor, double glazed window and heated towel rail

#### Bedroom 1

17'8" x 16'0" (max) (5.4m x 4.9m (max))

with built in wardrobes, two double glazed windows and radiator

#### Bedroom 2

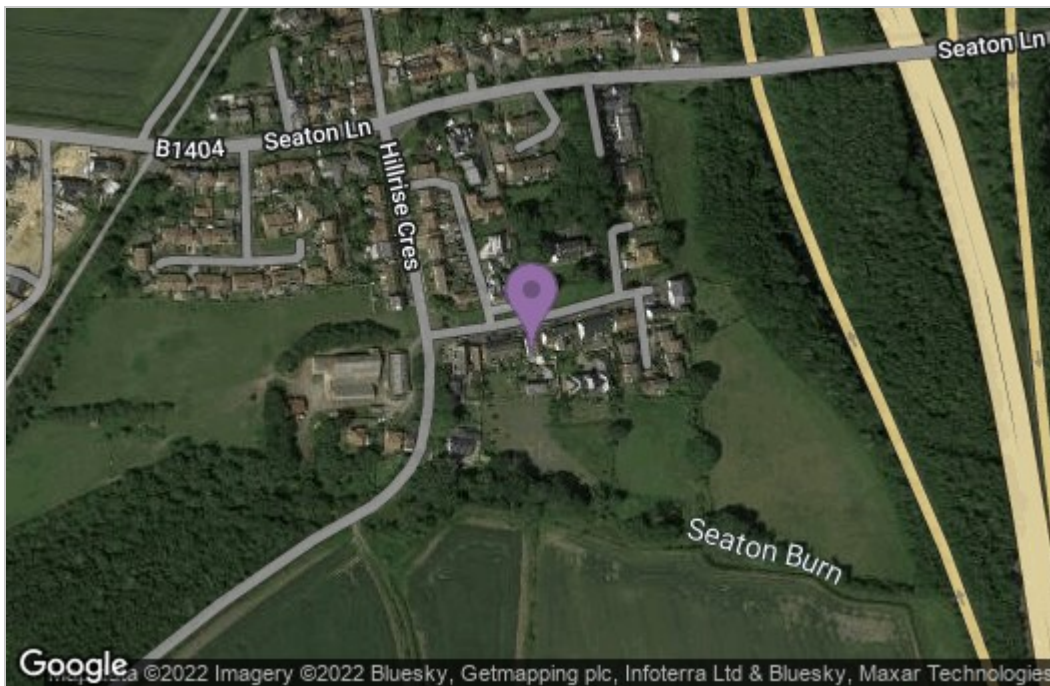
12'1" x 6'10" (3.7m x 2.1m)

with double glazed window and radiator

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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