



Denway Grove | Seaton Sluice | NE26 4JD  
**£350,000**

Tucked away within a quiet cul-de-sac in the heart of Seaton Sluice, this deceptively spacious three, bedroom semi-detached bungalow offers a flexible layout arranged across two floors, generous internal proportions and a beautifully landscaped garden designed for entertaining. Stepping inside, the sense of space is immediately apparent. The living room sits to the front of the property and provides a bright and welcoming main reception space. A feature fireplace with freestanding stove forms the focal point of the room, while plantation shutters and a large window allow natural light to fill the space. The kitchen is particularly impressive in both size and layout, arranged across two connected areas which create excellent preparation space and storage. Fitted wall and base units are complemented by integrated appliances, tiled splashbacks and tiled flooring, while windows to the side and rear bring in plenty of natural light and provide access to the garden. Adjacent to the kitchen sits a versatile room currently used as a dining room but equally suited as a ground floor bedroom. With double doors opening directly onto the rear decking, this room offers flexibility depending on a buyer's requirements and works well for both everyday living and entertaining. Also on the ground floor is a bathroom fitted with bath and shower over. The staircase rises from its own dedicated stairway room, a useful additional space that could also accommodate storage or a small study area, leading to the first floor where the accommodation continues. Here you'll find two further bedrooms, including a spacious principal bedroom with extensive fitted wardrobes. A modern shower room completes the upper level. Externally the property continues to impress. To the front there is a large block paved driveway providing ample off-street parking. The rear garden has been thoughtfully landscaped to create a superb outdoor environment with a generous decked seating area ideal for relaxing or dining. A standout feature is the purpose-built garden bar, fitted with power and lighting, creating a fantastic space for entertaining family and friends throughout the year. Altogether this is a well-presented and adaptable home offering flexible accommodation, excellent outdoor space and a desirable setting close to the coastline and village amenities of Seaton Sluice.



**ENTRANCE PORCH:** Entrance door leading into porch, internal door providing access into the hallway.

**HALLWAY:** Radiator, door to:

**LIVING ROOM** 13'4" x 15'0" (4.06m x 4.57m): Double glazed window to the front with fitted plantation shutters allowing excellent natural light, radiator, feature fireplace recess with contemporary stone surround and multi fuel stove.

**KITCHEN** 7'8" x 8'9" (2.34m x 2.67m) plus 8'5" x 13'9" (2.57m x 4.19m) Plus storage cupboard area: Double glazed windows to the rear, doors providing access to the front and to the rear garden. Fitted wall and base units with work surfaces incorporating two sink units, integrated double oven plus an additional oven, hob with extractor hood above, integrated dishwasher, plumbing for washer, tiled splashbacks.

**DINING ROOM/BEDROOM THREE** 9'3" x 11'3" (2.82m x 3.43m) plus fitted wardrobes: Double glazed French doors opening onto the rear garden and decking area, radiator. A versatile room currently used as a dining room but equally suitable as a ground floor bedroom.

**BATHROOM (Ground Floor)** 6'9" x 5'4" (2.05m x 1.62m): Double glazed window, panelled bath with shower over and glass screen, wash hand basin set within vanity unit, low level WC, tiled walls, tiled flooring, towel radiator.

**STAIRWAY ROOM** 9'3" x 11'3" (2.82m x 3.43m): Double glazed window to the front, staircase leading to the first floor, radiator. A useful additional space which could also accommodate storage or a small study area depending on requirements.

**LANDING:** Double glazed window, with access to the bedrooms and shower room.

**BEDROOM ONE** 16'4" x 9'5" (4.97m x 2.87m): Velux window, radiator.

**BEDROOM TWO** 10'4" x 12'7" (3.15m x 3.84m) plus fitted wardrobe space: Velux window, radiator, recessed ceiling spotlights, access to eaves storage.

**SHOWER ROOM** 7'7" x 6'0" (2.31m x 1.83m): Velux window, shower enclosure with tiled walls, wash hand basin with vanity storage, low level WC, towel radiator, tiled flooring.

**EXTERNALLY:** Large block paved driveway providing ample off-street parking at the front. To the rear is a beautifully landscaped rear garden featuring a generous decked seating area ideal for outdoor dining and relaxation. The garden also benefits from a **purpose-built timber bar**, creating an excellent outdoor entertaining space or for additional storage. Gravelled sections and planted borders complete the garden.

T: 0191 2463666

Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains/Gas/Wood burner  
 Broadband: ADSL  
 Mobile Signal Coverage Blackspot: No  
 Parking: Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



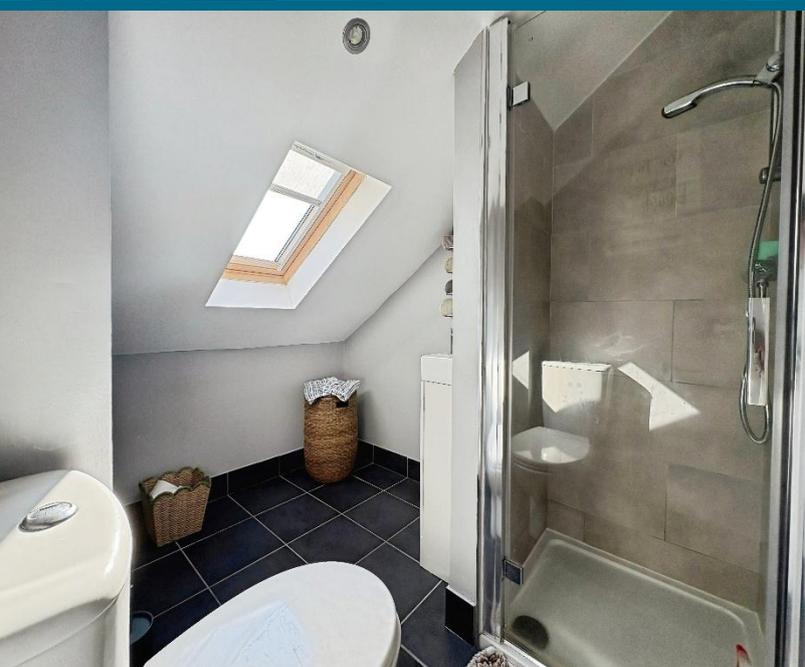
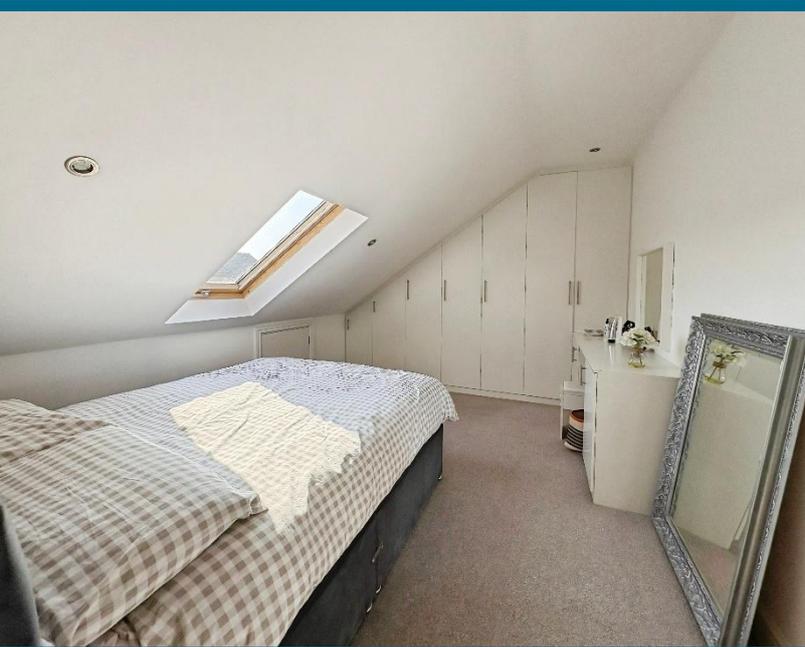
**COUNCIL TAX BAND: C**

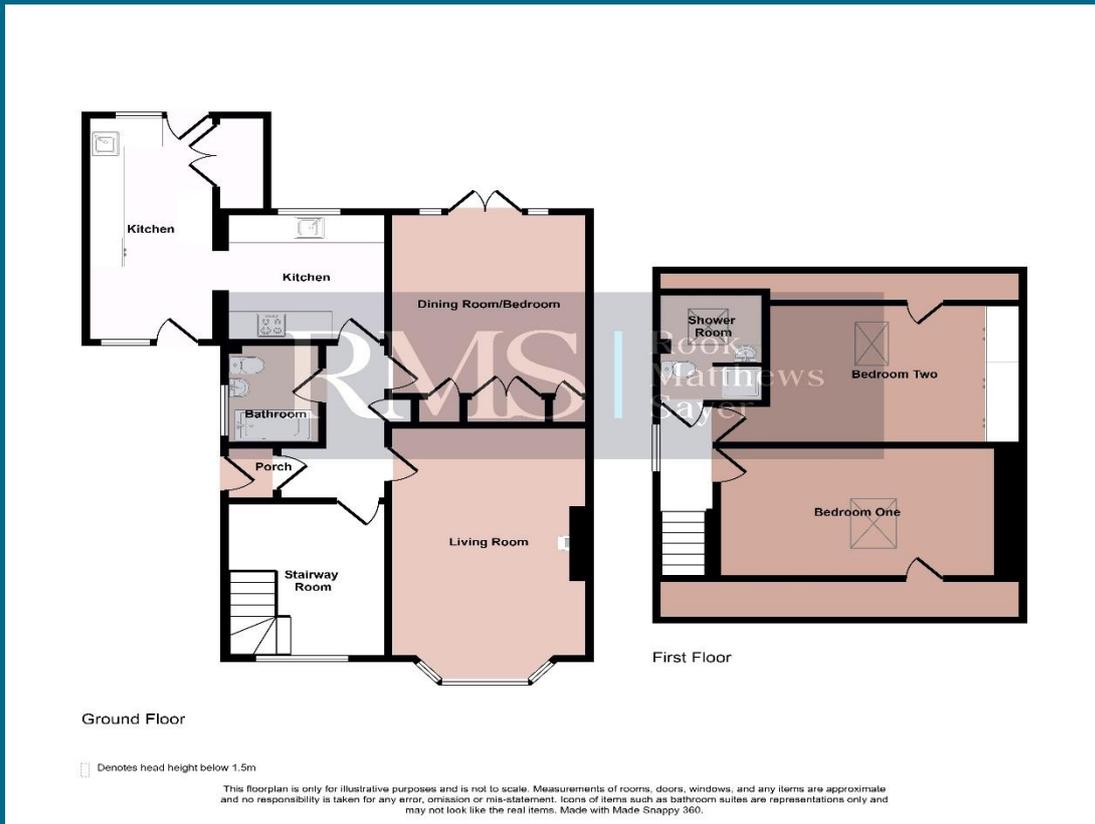
**EPC RATING: TBC**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		







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