



rare!

From Sanderson Young



West Wynd
Stockton Road, Seaham Grange, Seaham



West Wynd, Stockton Road, Seaham Grange, Seaham SR7 0PB

Guide Price £849,950

Seldom does the opportunity arise to acquire what is arguably one of the best residential properties situated in the sought after coastal town of Seaham. With considerable charm and character, West Wynd is a stylish, high specification, self-build detached property with uninterrupted sea views and offering luxury contemporary living set within grounds extending to over 1/3 of an acre. The property has extensive accommodation extending to 4,600 sq ft with many luxury features including underfloor heating to the ground floor, Lutron lighting to most rooms, chandeliers and built in multi room audio system in six areas. Externally, the sweeping grounds include a superb rear lawn, sun terrace, a double garage with electric door and electric car charging point, tarmacked drive and side gravel area providing several off street parking spaces, wrought iron gates and CCTV.

Entrance porch with double doors to large hallway | Snug | Formal lounge with feature multi fuel burner | Study | Superb open plan family area to the rear of the property consisting of kitchen/diner/lounge with natural stone flooring and downlights; the kitchen benefits from integrated NEFF appliances, a centre granite island, a mix of high gloss and textured cabinets, granite worktops, double sinks, water filter tap, wine cooler and accent lighting. The seating and dining area offers dual aspect views of the sea and Seaham coastal area with access to the exceptional garden via bi-fold doors. | Utility area with high gloss cabinets, granite worktops, second dishwasher and door leading to garage | Large ground floor WC and separate fitted cloakroom | Fabulous glass, steel and oak staircase rising to first floor gallery landing | Family bathroom | Master bedroom with S-shaped feature wall, French doors to Juliet balcony, separate dressing room with bespoke fittings and fantastic, fully tiled en suite with large Jacuzzi bath, integrated TV, large walk in shower, 'his and hers' basins, wc and bidet | Three further large, well proportioned double bedrooms, two with en suites and one with a walk in wardrobe | Family bathroom, fully tiled | Second floor: Two further bedrooms, one a fantastic guest suite providing a double bedroom, walk in wardrobe, stunning bathroom with corner bath, walk in shower and 'his and hers' basins

Services: Mains gas, electricity, water and drainage | Tenure: Freehold | Council Tax Band: G | EPC Rating: C

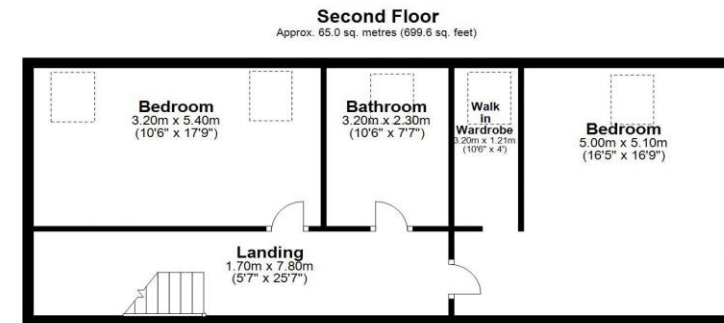
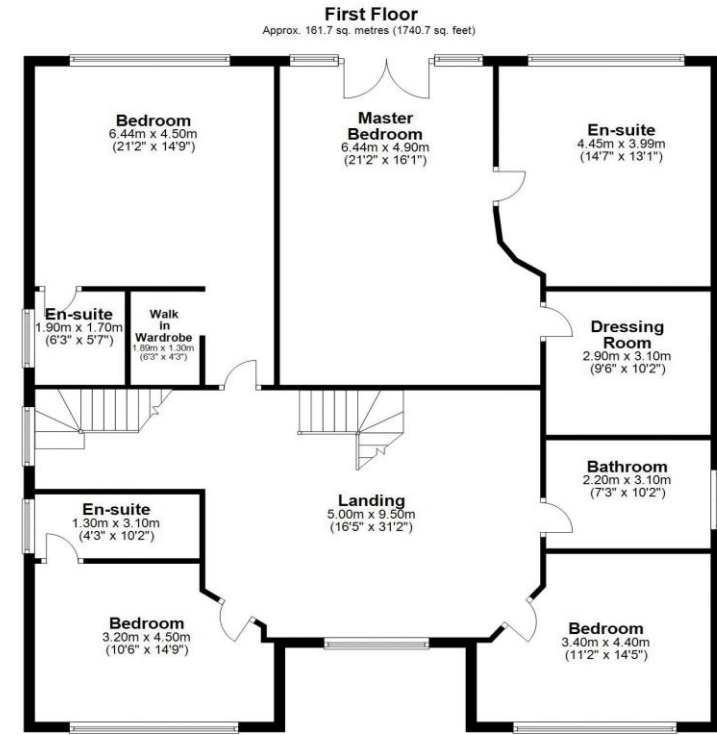
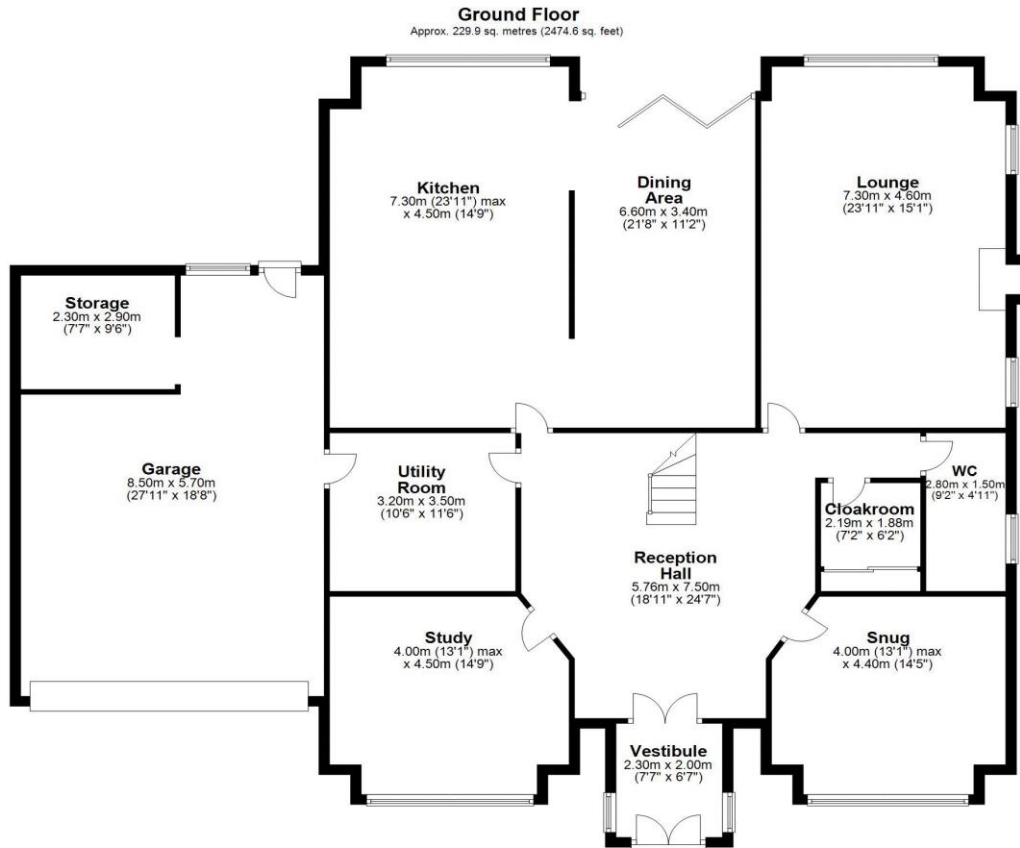
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Total area: approx. 456.6 sq. metres (4915.0 sq. feet)
West Wynd, Seaham



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