

THE BEACH HOUSE, 17 PEARL STREET, SALTBURN-BY-THE-SEA, TS12 1DU



FOR SALE BY AUCTION **Thursday 30th July 2026**



- ▲ Five Bedroom Terraced Property
- ▲ Boarded Loft for Storage
- ▲ En-Suite
- ▲ Fantastic Characterful Period Home
- ▲ Stunning Versatile Property Spanning Approximately 2,800 Sq. Ft Over Four Floors
- ▲ First Floor Lounge Offering Coastal Views
- ▲ Second First Floor Kitchen Breakfast Room
- ▲ Recently Re-Wired
- ▲ Ground Floor WC
- ▲ On Street Parking
- ▲ Double Gated Courtyard Style Rear Garden

Guide Price £350,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Thursday 30th July 2026 *** Option 1 *** www.agentspropertyauction.com

Offering spacious living over four floors, this versatile character packed family home ticks plenty of boxes. The tastefully presented property spans approximately 2,800 sq. ft offering spacious living both inside and out and boasting coastal views from the upstairs lounge. Nicely positioned within minutes of the beach, bustling High Street and far reaching transport links, excellent for exploring the North Yorkshire Moors National Park and Cleveland Way. Early serious viewings are encouraged to fully appreciate the position and scale of this brilliant property.

GROUND FLOOR

ENTRANCE - 1.57m x 1.46m (5'2" x 4'9")

Original style entrance door, tiled flooring and part glazed door to the hall.

HALL - 2.08m (6'10") reducing to 1.57m (5'2") x 7.52m (24'8") reducing to 4.45m (14'7")

A lovely homely hall with sanded original floorboards, original panelled doors to reception/art room, sitting room and kitchen breakfast room, radiator, under stairs storage cupboard and open shelved pantry storage cupboard.

RECEPTION/ART ROOM - 4.59m (15'1") x 4.47m (14'8") increasing to 5.51m (18'1") into the bay

A generous bay windowed room with many original features, decorative fireplace with cast iron tiled fireplace, original sanded floorboards, radiator and UPVC window.

SITTING ROOM - 4.08m x 4.18m (13'5" x 13'9")

A cosy room with feature wall, exposed brickwork, wood fire surround with tiled hearth, radiator and twin UPVC windows overlook the rear courtyard.

PANTRY - 1.09m x 1.04m (3'7" x 3'5")

Bespoke shelved storage with downlighters.

KITCHEN BREAKFAST ROOM - 3.16m x 4.75m (10'4" x 15'7")

A country style fitted kitchen with soft closing door and wrought iron handles, oak worktops and upstands, porcelain style sink unit, range style cooker with extractor hood and downlighters, integrated microwave, masses of storage throughout, island unit with seating and further storage, feature lighting, tiled flooring, radiator, twin UPVC windows overlook the courtyard, and door to the rear entrance hall with access to the WC and utility area.

WC - 1.66m x 1.10m (5'5" x 3'7")

A white suite with vanity storage unit and tiled splashback, radiator and tiled flooring.

UTILITY - 3.16m (10'4") reducing to 2.00m (6'7") x 2.16m (7'1") reducing to 1.38m (4'6")

A versatile space with grey oak vinyl flooring, part UPVC clad, part tiled walls and integrated storage cupboard houses the combi boiler and washing machine.

TO VIEW: Tel: 01642 285041

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FIRST FLOOR

LANDING - 3.15m (10'4") reducing to 1.07m (3'6") x 10.51m (34'6") reducing to 6.66m (21'10")

A vast split level landing with original panelled doors to all rooms, radiators, UPVC window and staircase to the second floor.

LIVING ROOM/BEDROOM - 4.10m (13'5") x 4.63m (15'2") increasing to 5.58m (18'4") into the bay

A light and bright bay windowed room currently used as a first floor living room with original sanded floorboards, lovely original fireplace with tiled insert and hearth, radiator and UPVC window offers coastal views.

DINING ROOM/BEDROOM - 4.10m x 4.27m (13'5" x 14')

A nicely presented room with sanded original floorboards and stunning original fireplace, radiator, and UPVC window overlooks the rear courtyard area.

FIRST FLOOR KITCHEN BREAKFAST ROOM - 3.18m x 3.37m (10'5" x 11'1")

An oak topped kitchen with part tiled walls, feature lighting, lovely original fireplace, radiator and UPVC window.

STUDY/BEDROOM - 2.09m x 3.46m (6'10" x 11'4")

Currently used as a study with neutral decor, sanded floorboards, radiator and frosted UPVC window.

BATHROOM - 1.99m x 2.77m (6'6" x 9'1")

A traditional style white suite with an original cast iron roll top bath with claw feet, separate Mira thermostatic shower, part tiled walls, radiator, oak vinyl flooring and UPVC window.

WC - 1.53m x 0.84m (5' x 2'9")

A white suite with grey oak vinyl flooring, radiator and UPVC window.

SECOND FLOOR

LANDING AREA - 2.06m (6'9") reducing to 0.95m (3'1") x 6.72m (22'1") reducing to 2.48m (8'2")

A split level landing area with integrated storage cupboard, panelled doors to all rooms and staircase to the third floor.

BEDROOM ONE - 3.91m x 4.65m (12'10" x 15'3")

A stunning room with feature wall and original sanded floorboards, cast iron fireplace with tiled insert and hearth, radiator, UPVC window and door to the en-suite.

EN-SUITE - 2.25m x 2.20m (7'5" x 7'3")

A traditional style white suite with thermostatic shower with rinser attachment, part tiled walls, original floorboards, radiator and UPVC window.

BEDROOM TWO - 4.10m (13'5") reducing to 2.99m (9'10") x 4.26m (14') reducing to 3.20m (10'6")

A Scandinavian style room with washed original floorboards, lovely original tiled fireplace, radiator and UPVC window overlooks the rear courtyard area.

SHOWER ROOM - 1.19m (3'11") reducing to 0.77m (2'6") x 2.59m (8'6") reducing to 1.92m (6'4")

White suite with Mira thermostatic shower with stainless steel shower tray, extractor fan, part mosaic tiled walls, grey oak vinyl flooring and shelved storage.

THIRD FLOOR

ATTIC ROOM - 5.00m (16'5") x 4.05m (13'3") plus eaves storage

A fantastic spacious room with original exposed beams, masses of integrated eaves storage, radiator and twin Velux style windows shower the room with natural light and open views.

EXTERNALLY

STORE - 2.76m x 2.72m (9'1" x 8'11")

Accessed from the rear courtyard with power and lighting, shelved storage and twin UPVC windows, a real versatile space.

The front of this impressive Victorian home benefits from a gated entrance way. The double gated low maintenance rear courtyard area is excellent for entertaining friends and family with easy access to the kitchen, outdoor tap and twin gated access to the rear of the property.

Mains Utilities
Gas Central Heating
Mains Sewerage
No Known Flooding Risk
No Known Legal Obligations
Standard Broadband & Mobile Signal
No Known Rights of Way

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AGENTS REF: - CF/LS/RED241205/16022026

Council Tax Band: C **Tenure:** Freehold









GROUND FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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