

MARINE PARADE, SALTBURN-BY-THE-SEA, TS12 1DP



- ▲ Garden Flat with Private Entrance
- ▲ Two Bedrooms
- ▲ Recent Full Decoration & Flooring
- ▲ Fantastic Saltburn Location
- ▲ Stunning Coastal Views

- ▲ Ideal Holiday Let or Second Home
- ▲ 20ft Lounge Diner
- ▲ Pet Friendly
- ▲ Private Garden & Communal Garden
- ▲ No Chain Sale

£189,950

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**** AVAILABLE FOR VIEWINGS AGAIN **** Sitting on the historic Victorian Marine Parade, this two bedroom garden flat benefits from its own private entrance and garden. The complete building has recently been surveyed as being in excellent condition. In addition to this the management committee oversaw the installation of a new roof in 2021. Excellent position within walking distance of Saltburn's bustling town and iconic beach front. Brilliant for access to the Cleveland Way and North Yorkshire Moors National Park. The spacious flat boasts a 20ft lounge diner with high ceilings and lovely replacement double glazed sash windows overlook the front private garden. Ideal as a holiday let or a second home with the benefit of being pet friendly. Early viewing is essential to fully appreciate the position and condition of this lovely property.

GROUND FLOOR

ENTRANCE HALL - 1.84m x 2.32m (6' x 7'7")

Part glazed hardwood entrance door, bespoke shelved storage and opening through to the hall.

HALL - 1.83m x .52m (6' x .170'7")

With radiator and doors to bedroom two and lounge diner.

LOUNGE DINER - 5.56m (18'3") x 5.01m (16'5") increasing to 6.19m (20'4") into the bay

A fantastic spacious room with high ceiling and picture rail, wood fire surround with tiled insert and hearth and freestanding electric fire, radiators and doors to access bedroom one, bathroom and kitchen.

KITCHEN - 2.84m (9'4") reducing to 2.62m (8'7") x 4.85m (15'11") reducing to 1.70m (5'7")

A matt white fitted kitchen with square edge butcher block laminated worktops, integrated electric oven and hob, plumbing for washing machine and slimline dishwasher, part tiled walls, extractor fan, shelved under stairs storage cupboard and further walk-in characterful storage area with original curved brickwork. Staircase to access the communal rear gardens.

BEDROOM ONE - 3.46m x 4.70m (11'4" x 15'5")

An excellent size well presented room with high ceiling and picture rail, newly laid carpet, radiator, twin UPVC windows overlook the rear gardens, and a storage cupboard houses the Ideal combi boiler.

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BEDROOM TWO - 1.85m x 3.50m (6'1" x 11'6")

Currently used as a spacious single room with neutral decoration, newly laid carpet and radiator.

BATHROOM - 1.31m (4'4") reducing to 1.19m (3'11") x 2.75m (9') reducing to 1.95m (6'5")

A white modern suite with thermostatic shower with extractor fan, fully UPVC clad walls and ceiling with chrome downlighters, high gloss vanity storage unit, chrome ladder radiator and newly laid non slip vinyl flooring.

EXTERNALLY

GARDENS

The front of the property benefits from its own private entrance and garden space with a block paved seating area, border planting, outdoor power and stepping up to offer fantastic open coastal views. To the rear there is a communal garden space accessed from the staircase in the kitchen and gated access from 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

AGENTS REF: - CF/LS/RED250410/23052025

Council Tax Band: A **Tenure:** Leasehold

TO VIEW: Contact our Redcar office on

Tel: **01642 285041**



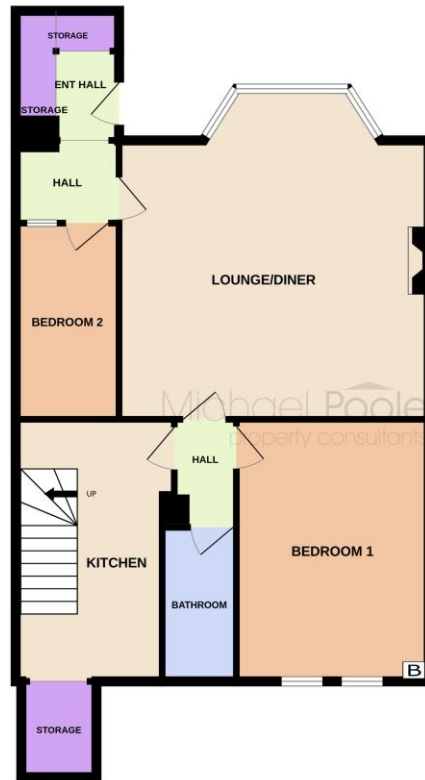
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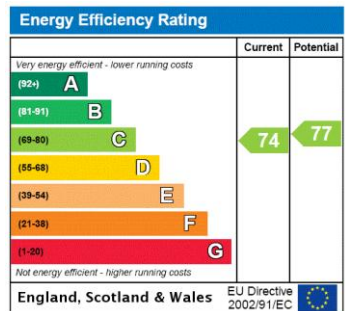


GROUND FLOOR



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