

WINDY HILL LANE, MARSKE-BY-THE-SEA, TS11 7BN



FOR SALE BY AUCTION **Tuesday 30th June 2026**



- ▲ Three Bedroom Semi Detached Property
- ▲ Highly Popular Marske Location
- ▲ Fantastic Spacious Family Property Spanning Over 1,100 Sq. Ft Over Three Floors
- ▲ Huge Scope for Future Development
- ▲ Nicely Positioned on 1/10th of An Acre Plot
- ▲ Ground Floor WC
- ▲ Garage with Completely New Roof
- ▲ Brilliant South Facing Rear Garden

Guide Price £150,000

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*** For Sale By Auction *** LIVE ONLINE AUCTION *** Tuesday 30th June 2026 *** Option 2 *** www.agentspropertyauction.com

This spacious family home ticks plenty of boxes. Spanning over 1,100 sq. ft and sitting on a south facing 1/10th of an acre plot, the property offers huge scope for future development and is brilliant for Marske's bustling High Street, acclaimed schooling, beach and far reaching transport links.

GROUND FLOOR

SITTING/DINING ROOM - 4.10m x 5.10m (13'5" x 16'9")

A spacious room with UPVC entrance door from the driveway, staircase to the first floor, radiator and twin UPVC windows.

LIVING ROOM - 4.10m (13'5") x 3.03m (9'11") increasing to 3.78m (12'5") into the bay

A light and bright bay windowed room with radiator and UPVC window.

KITCHEN - 2.17m x 5.21m (7'1" x 17'1")

Fitted kitchen with roll edge worktops and integrated gas hob with tiled splashback and stainless steel extractor hood, plumbing for washing machine, vinyl flooring, downlighters, twin UPVC windows, folding door to the WC and further door to the conservatory.

WC - 1.25m x 0.80m (4'1" x 2'7")

White suite with laminate flooring.

CONSERVATORY - 1.81m x 2.17m (5'11" x 7'1")

A southerly facing room with UPVC windows, tiled flooring and part glazed door to the driveway.

FIRST FLOOR

LANDING - 4.10m (13'5") reducing to 0.90m (2'11") x 4.67m (15'4") reducing to 1.92m (6'4")

A spacious landing area with under stairs storage cupboard, UPVC window and staircase to the second floor.

BEDROOM ONE - 3.34m (10'11") plus wardrobes x 3.04m (10')

With fitted wardrobes housing the 2023 fitted Main combi boiler with filter system, radiator and UPVC window.

BEDROOM TWO - 2.19m x 3.05m (7'2" x 10')

With radiator and UPVC window overlooking the rear garden.

BATHROOM - 2.27m x 3.01m (7'5" x 9'11")

A white suite with corner Jacuzzi style bath and quadrant thermostatic shower, extractor fan, downlighters, vinyl flooring and UPVC window.

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SECOND FLOOR

LANDING AREA - 1.21m x 1.83m (4' x 6')

BEDROOM THREE - 3.02m (9'11") reducing to 2.70m (8'10") x 3.66m (12') reducing to 1.75m (5'9")

A double room with twin eaves storage cupboards, radiator and Velux roof window offering open coastal views.

EXTERNALLY

GARAGE - 3.03m x 4.88m (9'11" x 16')

With power and lighting, UPVC window, double door entrance and recently replaced full roof.

PARKING & GARDENS - The front of the property benefits from a shared driveway with a gravelled frontage. The substantial south facing rear garden is laid to lawn with fruit trees, border planting, concrete pathways and summerhouse with power and light.

Mains Utilities

Gas Central Heating

Mains Sewerage

No Known Flooding Risk

No Known Legal Obligations

Standard Broadband & Mobile Signal

No Known Rights of Way

AUCTION HOUSE DISCLAIMER - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

AGENTS REF: - CF/LS/RED260329/14052026

Council Tax Band: B **Tenure:** Freehold

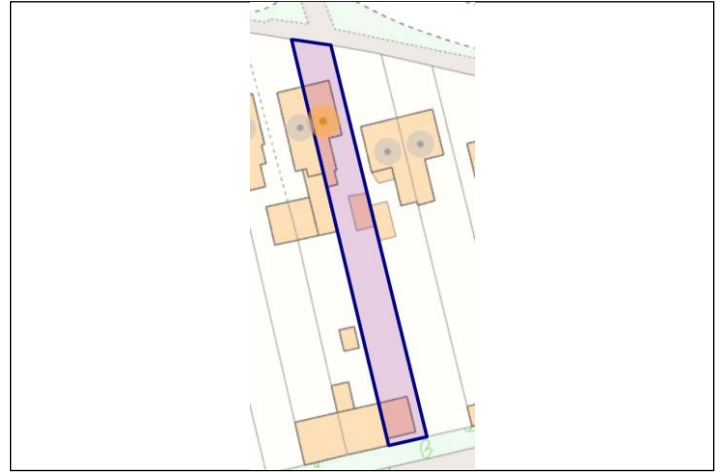
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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