



13b Marine Parade

Saltburn-By-The-Sea, TS12
1DP

£240,000

Energy Rating :



13b Marine Parade

Description

We are delighted to offer to the market a Two Bedroom Garden Apartment set within an impressive Grade II listed building with its history in the fabric of this deceptively spacious home. The property is situated in a highly sought after part of this coastal town with Saltburn boasting bus/train services, a range of individual shops, multiple high quality cafes, restaurants and bars, supermarket shopping, a leisure centre, the last Victorian pier in the country, beach, promenade & lovely coastal and country walks - there is so much to commend the location.

Features of this characterful apartment include gas central heating, double glazing, a welcoming lounge which boasts a new expansive sash bay window - this room affords more light and privacy than you would expect. There is a fitted galley kitchen with a built-in oven and hob which opens to a very useful walk-in utility/pantry area and to complete the accommodation there is a modern shower room/w.c.

The delightful tiered front garden steps down and is set behind gated wrought iron railings and the established and mature planting act as a natural screen, it is a lovely space to enjoy.

The property is ideal as a full time home or alternatively a holiday home/let. We strongly recommend an early viewing so please call us now to make an appointment. Notes : We are advised the building has had a recent new roof. Owners of the apartments within the block all own a part of the freehold and are Directors of the Management Company which is run internally. Original 999 year lease.

Accommodation

Characterful Porch Entrance

Exposed painted brick walls and curved ceiling. Double glazed entrance door. Multiple areas of shelving and storage areas. Opens to a hallway.

Hallway

Two radiators.

Bedroom 2 11' 1" x 5' 7" (3.38m x 1.70m)

Internal room and incorporates a radiator and a casement window to the porch.

Lounge with Dining Space 17' 8" x 19' 8" (5.38m x 5.99m)

Ornate fire surround with a tiled inset and hearth. Radiator, dado rail and a ceiling rose. There is a new double glazed and expansive sash bay window which lets in lots of light and this room affords more privacy than you could anticipate.

Galley Kitchen 15' 6" x 4' 6" (4.72m x 1.37m)

Staircase to the main body of the house and a radiator. Range of wall and base units with cupboards, drawers and wood effect worktops. Plumbing for a washing machine and a dishwasher. Built in electric hob and a fan assisted electric oven. Tiled surrounds, stainless steel drainer and unit. Extractor unit. This area opens to a rear lobby/walk in pantry with shelving, space for a fridge freezer and the pantry area is cool and ideal for storage and runs underneath the staircase.

Inner Lobby

Gives access to the shower room.

Shower Room

White low flush wc with a hidden cistern and a wash hand basin with vanity cupboards below. Full length shower enclosure with a mixer shower, chrome effect heated towel radiator and PVC panelled walls and ceiling.

Bedroom 1 15' 5" x 11' 4" (4.70m x 3.45m)

Upvc double glazed window, double radiator and a cupboard which houses the gas combination boiler.

Externally

Parking

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On road parking.

Garden

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Notes

Owners of the apartments in the block all own part of the freehold and are directors of the management company which is run internally. The original lease was 999 years.

Council Tax Band

Council tax band:- A

Energy Performance Certificate

A full Energy Performance Certificate is available upon request.

Mortgage Services

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Agent Notes

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



Viewing Arrangements

Tel: 01287 630733

Email: guisborough@selectiv.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.