



RICHARDSON & SMITH

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GROUND FLOOR FLAT EAST ROW LODGE, SANDSEND

Whitby 3 miles



A BEAUTIFULLY PRESENTED, GROUND FLOOR, TWO BEDROOM FLAT IN A FANTASTIC POSITION WITHIN THIS POPULAR COASTAL VILLAGE. THIS HAS AN ADDITIONAL ANNEXE ROOM AT THE FRONT PROVIDING A THIRD BEDROOM AS WELL AS A SMALL ENCLOSED COURT YARD GARDEN AND MOST IMPORTANTLY OFF STREET PARKING FOR MULTIPLE VEHICLES. SET JUST YARDS FROM THE BEACH IN THE HEART OF THIS BEAUTIFUL COASTAL VILLAGE.

Entrance Porch, Hallway, Lounge, Kitchen, Double Bedroom with En-Suite,
Twin Bedroom Bathroom. Separate Annex - Double Bedroom with En-Suite
Garden to front. Narrow Yard and Storeroom to Rear Parking For Multiple Vehicles

Guide Price: £425,000

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PARTICULARS OF SALE



Sandsend is one of the finest villages on the North Yorkshire coast and this two bedroom ground floor flat certainly matches it having been completely re-modelled, refurbished and being beautifully presented by the Vendors in their ownership.

As well as this the flat offers some great addition extras which make it just a little bit special. The first is the self-contained annex which has been converted to provide a third bedroom with its own en-suite facilities, the second is the courtyard garden to the front providing an enclosed space for a glass of wine in the evening or a coffee in the morning, whilst the third and finally, is the off street parking across the road for multiple vehicles. Sandsend's biggest drawback is the parking, but this flat provides its own!

Truly a one off, the flat should be of interest to the most discerning of buyers whether looking for a part holiday home and commercial holiday let as now, a second home or indeed somewhere to settle down in the most delightful situation

Approached from the front, double gates lead into the front courtyard which runs up to the traditional glazed double door.

Entrance Porch: With two windows to the front aspect with a tiled floor. It provides a storage area with an additional small seat to one side. From here a glazed door leads to...



Hallway: The hallway has a window to the side aspect with a view across the road and parking area to Sandsend Ness. There is a tiled floor and a radiator, whilst there is a large built in storage cupboard to the end of the hall which has plumbing for an automatic washer and drier. From here panelled doors with lead to...



Lounge: A delightful, spacious and light room with focal fireplace with inset multi-fuel stove, there are windows to the front and side aspect which afford views to the sea and over the bay to the Ness. There are two smaller storage cupboards to the rear of the chimney



Dining Kitchen: Again beautifully fitted out with bespoke modern solid wood base units and matching wall cupboards with granite working surfaces, inset ceramic sink unit and induction hob. There is a range of integral appliances including oven, fridge freezer and dishwasher whilst there is a stainless steel and glass extractor fan over. To the side is a built in-seat to match the units provide space for dining, whilst a picture window to the end of the room overlooking the road and beck.

Bathroom: Having a contemporary white suite comprising hand-basin, w.c and large bath with shower and screen over. There is full tiling to the walls and floors.



Twin Bedroom: To the rear, with feature port-hole windows



Double Bedroom: A delightful light bedroom with bay having glazed double doors out to the garden and side windows, built-in wardrobe, door to the small enclosed yard to the rear and



En-Suite Shower Room: A long narrow room with white suite and separate shower area. There is full tiling to the walls and floors and concealed door to the rear beyond which is a small storage room and within which is the gas central heating boiler.

Outside

To the front of the house is a pretty, enclosed garden for the sole use of the flat, with a large paved patio area immediately in front of the house which catches the sun for most of the day. There is an attractive seating area off the house, and in one corner of the garden is the.....



Annex: With uPVC door and large window overlooking the garden, and having a small en-suite shower room with hand basin and w.c off.

Parking area: Approximately 27'0 x 21'0 The parking area is the left hand side of the three which are enclosed by rails on the road opposite.

GENERAL REMARKS AND STIPULATIONS

Viewing: Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

Directions: From our offices, take the A174 coast road towards Teeside, heading out of town towards Sandsend. Drive past the golf course and down into Sandsend village passing the doctors surgery, around the sweeping bend to the left, East Row Lodge is the property on the corner as the road. The parking area is on the right hand side of the road, enclosed by white posts. It is the left hand end bay. The ground floor flat is accessed through the down wooden gates and across the courtyard.

Tenure: The property is understood to be held freehold, although any maintenance and the buildings insurance is organized between the three flats. It is understood that the ground floor flat, number 1, pays 3/8 of any maintenance which may be needed and a 3/8's share of the building insurance.

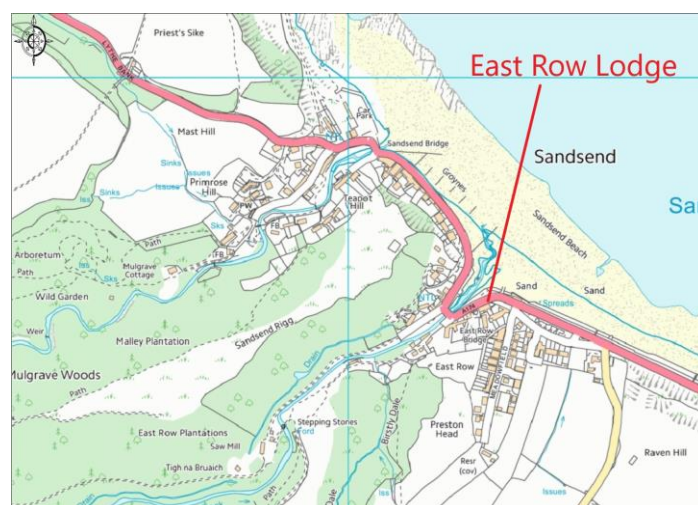
Services: The property is understood to be connected to mains electric, gas and sewerage.

Council Tax: The flat is currently assessed under business rates but was previously assessed in band B. North Yorkshire Council 0300 1312131

Post Code: YO21 3SU

IMPORTANT NOTICE

Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.





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GROUND FLOOR
951 sq.ft. (88.3 sq.m.) approx.

