



Royal Avenue, Scarborough YO11 2LT

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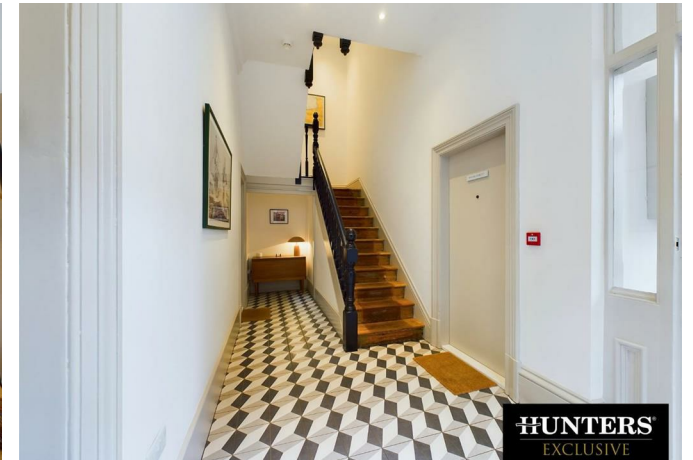
****Discover a truly remarkable opportunity in this expansive property, currently divided into four apartments, each operating as popular and successful holiday lets. Spanning four floors, this sizeable living accommodation boasts immaculate decorative order with meticulous attention to detail evident throughout. Ideally suited for investment, this property can be seamlessly sold as a going concern, complete with all furnishings (Subject to Offer). Nestled in a sought-after SOUTH CLIFF location, it offers convenient proximity to amenities, ensuring an attractive lifestyle for both residents and guests alike.****

The Artist's House stands as a beacon of hospitality, having graciously welcomed visitors and garnered stellar acclaim. Boasting an exceptional rating of 9.3/10 on Booking.com, derived from 126 glowing reviews, and maintaining a flawless 5-star record on AirBnB, complete with coveted 'Superhost' status.

The current owner is prepared to sell the property as a going concern with all bookings (currently until June 2025) and all furnishings dependent on the offer. The business has generated circa £80,000 in its first year of trading and is projected to return circa £90,000 in year 2 and circa £100,000 in year 3.

This property has been completed to a high standard including insulation throughout, soundproofing between floors, Eco slider heritage sliding sash windows and a blue plaque has been placed to commemorate the time French Artist Paul Marny lived and worked at the house.

To understand the true beauty this property has to offer we recommend an internal viewing. Call the office to discuss further.



The Grand Bay -

Inviting first floor apartment with two double bedrooms, open plan living area, study space and family bathroom. Benefiting from modern elegance this is the ideal apartment retreat for couples, small families or individuals.

Entrance Hall

Lounge/kitchen - 5.22m x 4.57m

Bedroom 1 - 4.39m x 3.53m

Bedroom 2 - 3.06m x 2.13m

Bathroom - 2.21m x 1.77m

12C Royal Avenue - EPC Band B

Qualifies for 100% small business rates





The Garden Flat -

Spread across two floors, this exquisite one-bedroom apartment benefits from lounge/diner, modern kitchen and hallway providing access to the first floor and the private low maintenance garden area comprising fully stocked raised beds, outdoor tap, power and lighting. To the upper floor you are presented with a double bedroom and three piece suite shower room.

Lounge/diner - 4.33m x 3.49m

Kitchen - 2.68m x 2.58m

Hallway - 2.99m x 1.15m

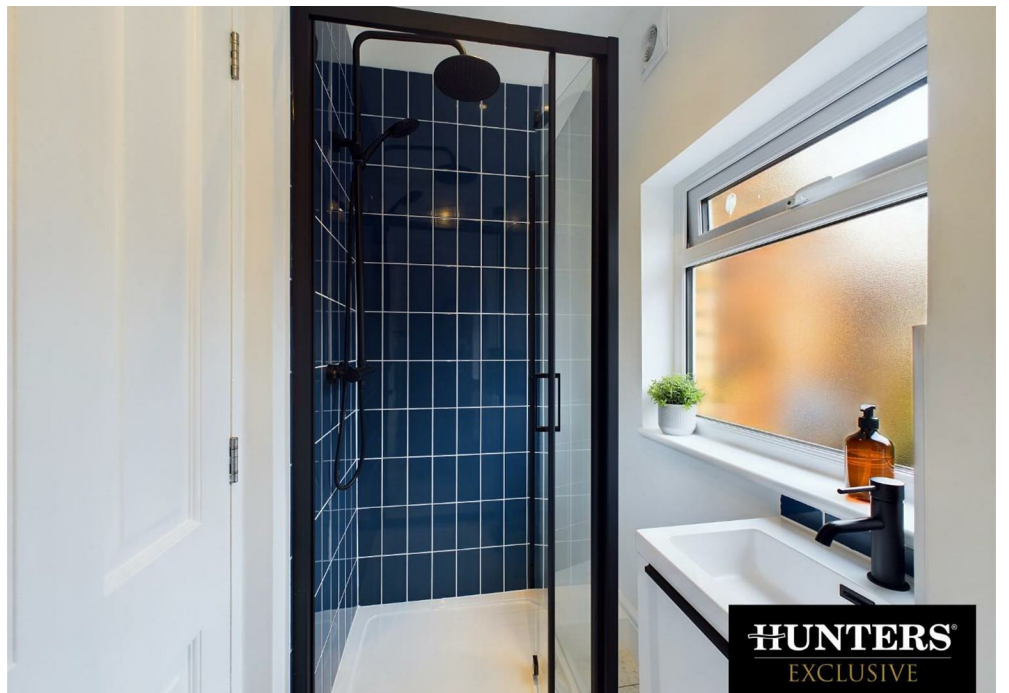
Bedroom - 2.64m x 2.59m

Shower room - 3.30m x 0.75m

12B Royal Avenue -EPC Band C

Qualifies for 100% small business rates





The Artist's Studio -

This generously sized apartment nestled on the second floor benefiting from two double bedrooms, bay fronted open plan living space and three piece suite bathroom. Previously being Paul Marny's studio you can find pieces of his artwork displayed which can be included in the sale (S.T.O)

Lounge/kitchen - 5.12m x 4.18m

Bedroom 1 - 6.46m x 3.48m

Bedroom 2 - 3.56m x 3.43m

Bathroom - 3.55m x 1.70m

12D Royal Avenue - EPC Band C

Qualifies for 100% small business rates







The Maisonette -

A contemporary studio style apartment set across two inviting floors perfect for couples or individuals looking for a seaside getaway. Benefiting from a bay fronted lounge/bedroom to the ground floor and a three piece suite shower room and fully fitted kitchen to the lower ground floor.

Lounge/bedroom - 5.09m x 4.45m

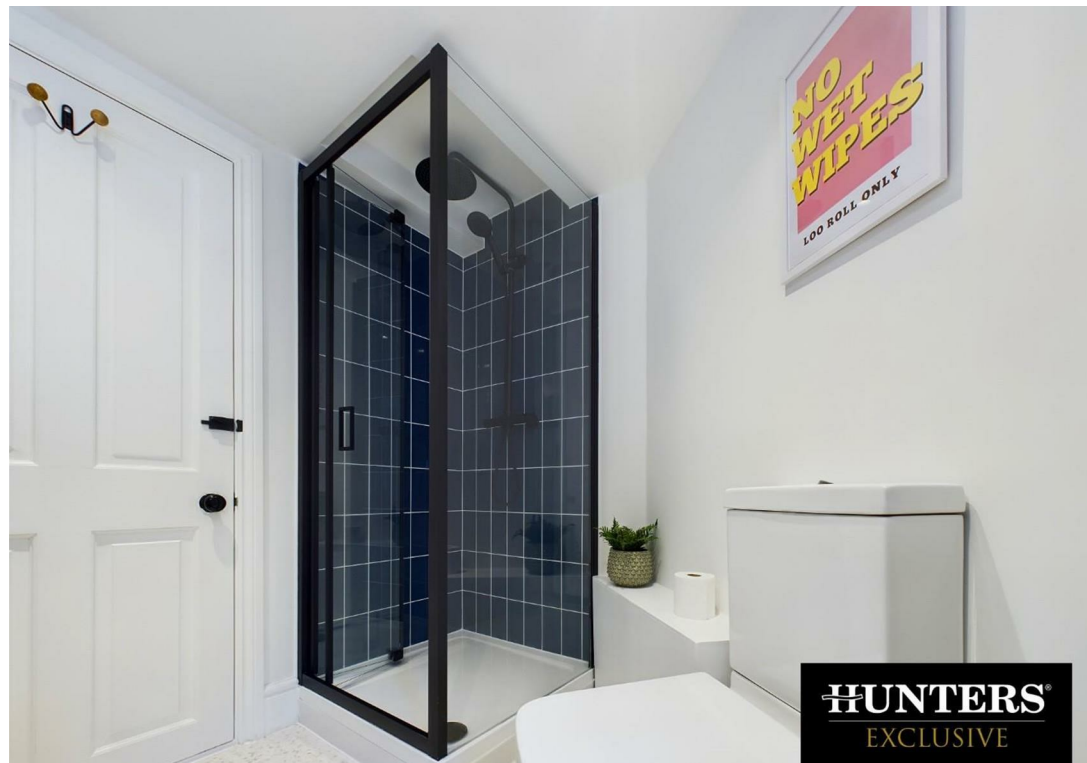
Kitchen - 2.84m x 1.79m

Shower room - 2.84m x 1.79m

12A Royal Avenue - EPC Band C

Qualifies for 100% small business rates

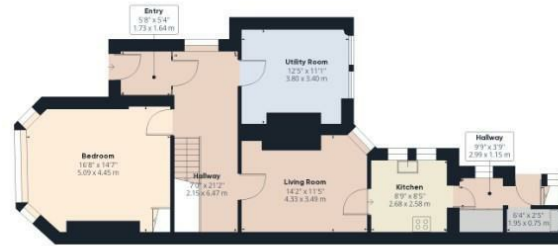








Floor -1



Ground Floor



Floor 2



Floor 3

Approximate total area⁽¹⁾
2479.43 ft²
230.35 m²

Reduced headroom
3.99 ft²
0.37 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Scarborough - 01723 336760 <https://www.hunters.com>



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