

## The Beach, , Filey, YO14 9LA

- First Floor Flat
- Sea Views
- Private Rear Entrance
- EPC D
- Three Bedrooms
- No Onward Chain
- Bay Window Lounge

**Offers Over £300,000**





# The Beach, , Filey, YO14 9LA - Offers Over £300,000

## DESCRIPTION

This charming three-bedroom first floor flat is offered to the market with a picturesque setting, featuring a bay window lounge that offers breathtaking sea views and benefits from the option of being sold fully furnished. As you approach the property, you are greeted by a private entrance at the rear, providing a sense of exclusivity and convenience.

Upon entering the flat, you find yourself in a welcoming foyer that leads to the heart of the home—the bay window lounge. The lounge is generously sized and bathed in natural light, thanks to the large bay window that not only enhances the interior space but also frames stunning views of the sea. This space becomes the focal point of the flat, providing a perfect spot to relax, entertain, and enjoy the scenic beauty outside.

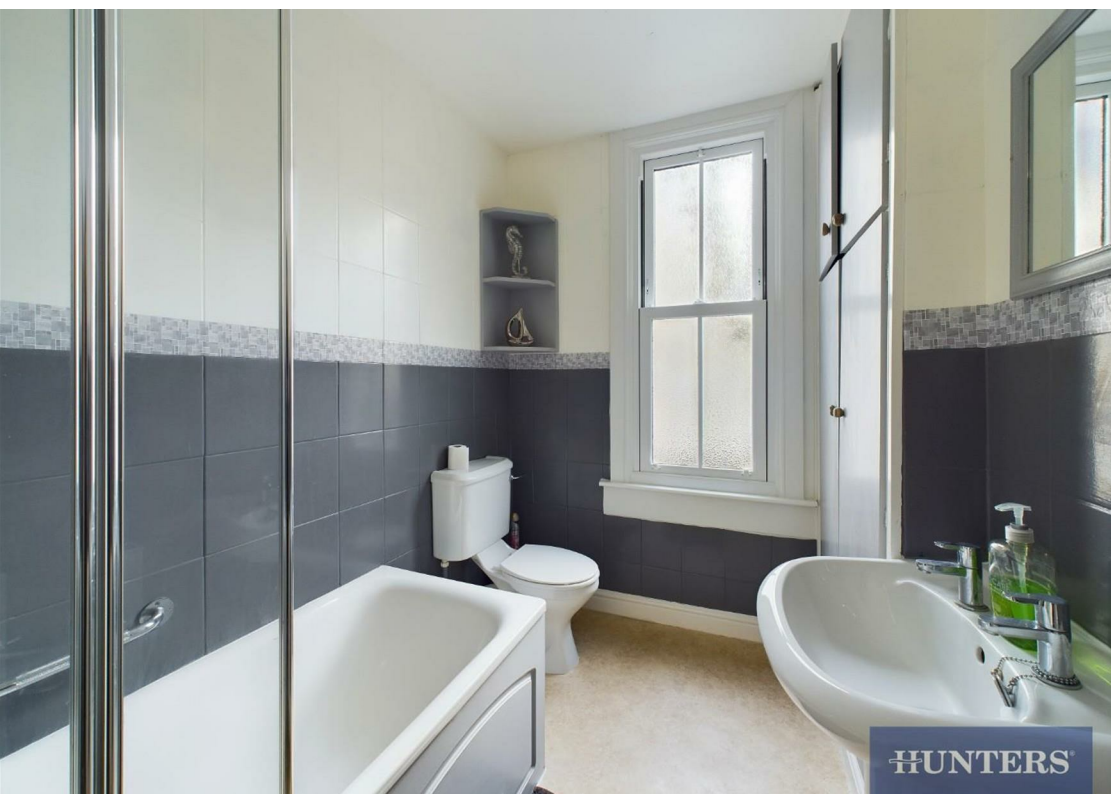
Adjacent to the lounge is a well appointed kitchen, also offering sea views and equipped with modern wall and base units and space for a washing machine and fridge with integrated gas hob and double oven. The open layout ensures a seamless flow between the kitchen and the lounge, creating a sociable and inviting atmosphere.

The three bedrooms are strategically positioned to offer privacy and comfort with both the first and second bedroom being dual aspect. Each bedroom is thoughtfully designed, featuring large windows that allow plenty of light and ventilation. The bedrooms are serviced by one bathroom, comprising bath with shower over, low level WC and wash hand basin. There is also the added bonus of an additional, separate WC.

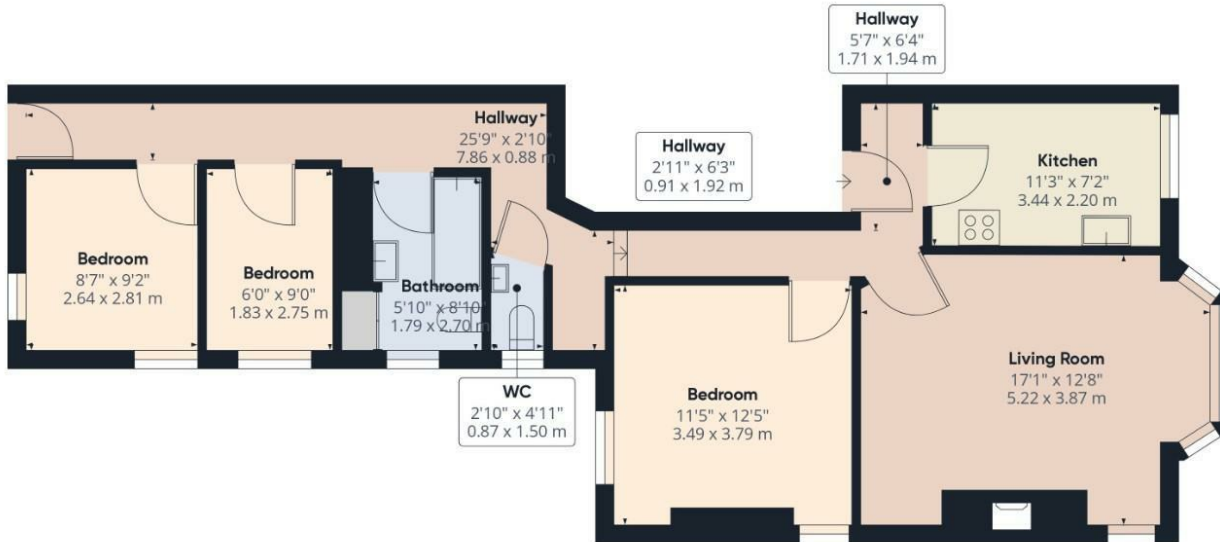
With its private rear entrance and stunning sea views from the bay window lounge, this first-floor flat offers a unique and delightful living experience for those who appreciate the beauty of coastal surroundings.

The property is leasehold and we believe there to be 161 years remaining. The vendor advised there is a Deed of Covenant in place and pay £5 per annum for the ground rent. The vendor doesn't believe there are any restrictions with pets, AST or holiday lets.









Approximate total area<sup>11</sup>  
 792.31 ft<sup>2</sup>  
 73.61 m<sup>2</sup>

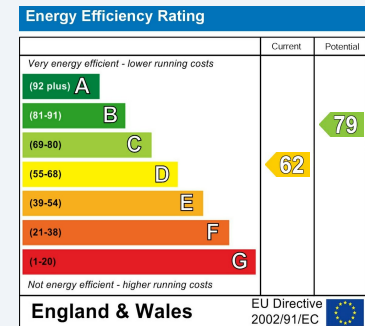
Excluding balconies and terraces

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

GIRAFFE360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [filey@hunters.com](mailto:filey@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.