



Ness View, Sandsend, Whitby, YO21 3SU

Offers over £830,000



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 **PRIME**  
RESIDENTIAL



## Ness View Sandsend

**This recently upgraded and modernised home features stunning sea views, very pretty gardens and a detached garage with additional parking and planning consent for further off street parking. Ideally situated away from the road, it is just steps away from the sandy beach.**

Sea views, south facing garden, large garage and parking compliment this newly modernised and extended home which is just steps from the sandy beach and away from the main road.

Accommodation comprises:-

Entrance hall, sitting room, kitchen family room, 4 bedrooms 2 with sea views, family bathroom, generous garden to front and pretty gardens to the rear, large garage with electric car charging point and additional off-street parking

Newly, extensively upgraded and extended family home offering potential as a main home, holiday home or holiday let business with exceptional projected yields. The property enjoys an elevated, set back and very quiet position in the heart of exclusive Sandsend, one of the most sought-after seaside villages on the Yorkshire Coast.

## DESCRIPTION

Ness View enjoys a uniquely well placed position in this short row of 1920's houses. Elevated and set back from the road it enjoys fabulous sea views from the front and principal rooms with delightful south facing gardens to the rear.

The property has been extended and upgraded to a high standard and provides accommodation which is generous and ideally suited to modern family life with a superb open-plan kitchen family room at its heart. This fabulous entertaining/living space features a large central island and generous seating area with vaulted ceiling and bi-fold doors opening to the very pretty gardens. There is an elegant sitting room with stunning sea views and cosy log burner. Upstairs there are 4 bedrooms 2 with sea views and a contemporary family bathroom.

East Row is a quiet street set behind the main road, Ness View enjoys a commanding position with a large garden to the front and a very pretty garden to the rear. The property also benefits from a garage and additional parking, with planning also granted for further off-street parking to the front. Ideal as a family home, the property also offers potential as a second home or holiday let.

Sandsend is one of the most sought after areas on the East Coast. This small seaside village enjoys enormous charm and remains completely unspoilt whilst providing all that is required for comfortable living all year round with multiple facilities including a gastro pub, fish restaurant, superb café, shops, regular bus service and doctors' surgery.

The village has an established 'foodie' reputation with the first AA Rosette restaurant on the Yorkshire Coast. Whitby lies a five minute drive away (or 25 minutes' walk along the beach at low tide); it is a fine old seafaring town of national renown that sits at the heart of the Heritage Coast surrounded by the glorious scenery of the North York Moors National Park.

- **Recently upgraded and cleverly extended 4 bedroom home**
- **Superb open plan kitchen family room with bi-fold doors and vaulted ceiling**
- **Elegant sitting room with cosy log burner and sea views**
- **4 bedrooms - 2 with sea views**
- **Contemporary bathroom**
- **Large garden to the front with sea views**
- **Generous south facing garden to the rear**
- **Large detached garage with electric car charging point and additional off-street parking**
- **Ideal main home, holiday let with exceptional projected yields or second home**
- **Quiet elevated position away from the road and steps away from the sandy beach**

**Freehold**



# Ness View, East Row, Sandsend, Whitby, YO21 3SU

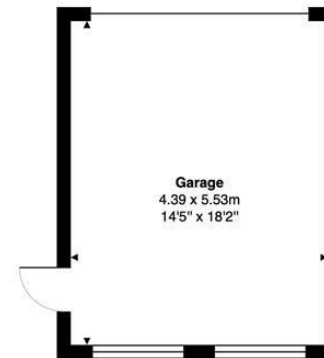


**Ground Floor**  
Gross Internal Area: 68.8 m<sup>2</sup> ... 741 ft<sup>2</sup>

Gross Internal Area: 116.4 m<sup>2</sup> ... 1253 ft<sup>2</sup> (excluding garage)  
All measurements are approximated for display purposes only and should be independently verified  
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**First Floor**  
Gross Internal Area: 47.5 m<sup>2</sup> ... 511 ft<sup>2</sup>



**Garage**  
Gross Internal Area: 24.3 m<sup>2</sup> ... 261 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	82
(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	