



1 Sea Cliff Road, Scarborough, YO11 2XU
Offers In Excess Of £400,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- SUBSTANTIAL, DETACHED BUNGALOW
- FOUR DOUBLE BEDROOMS - ONE WITH AN EN-SUITE
- TWO RECEPTION ROOMS, CONSERVATORY, UPSTAIRS SITTING ROOM
- OFF-STREET PARKING AND GARAGE
- WELL-MAINTAINED GARDENS
- SOUGHT AFTER LOCATION ON SCARBOROUGH'S SOUTH SIDE

CPH are delighted to be presenting to the market this SUBSTANTIAL, FOUR BEDROOM DETACHED BUNGALOW set on Scarborough's highly sought after SOUTH SIDE. This property offers SPACIOUS LIVING ARRANGEMENTS with TWO RECEPTION ROOMS plus a CONSERVATORY to the GROUND FLOOR, an UPSTAIRS LIVING ROOM, UTILITY ROOM and DOWNSTAIRS WC, EN-SUITE to bedroom four, OFF-STREET PARKING, GARAGE and GARDENS.

Internally on the ground floor you are greeted with; spacious entrance hall with a downstairs WC, living room, light and airy conservatory with lantern ceiling and double doors out to the rear gardens, dining room, kitchen, utility room, rear entrance hall, three double bedrooms and a house bathroom. The upper floor contains a further double bedroom with an en-suite shower room, eaves storage and an 18 foot long multi purpose sitting room. We have been advised that the property had a new roof installed in 2022 and the garage, dormer window and sun room all have epoxy-sealed extensively warranted roofs.



The property is well located on Scarborough's desirable South side with a wealth of amenities within proximity including eating and drinking establishments, a choice of popular schools and a little further afar lies Ramshill Shopping Parade, Scarborough's South Bay Beach, Scarborough Spa, South Cliff Golf Course and scenic walks along Esplanade and Cleveland Way. The property is served by a regular bus service into Scarborough Town Centre. Viewing is a must in order to fully appreciate the space, setting and surroundings on offer from this substantial property. If you wish to book a viewing, please contact CPH Property Services on 01723352235 or visit our website www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Entrance Hallway
31'2" max x 5'10"
max

Lounge
17'4" x 12'1" max

Dining Room
11'9" x 11'1"

Conservatory
11'9" x 8'6"

Kitchen
11'9" x 9'10"

Utility
5'6" x 4'3"

Downstairs WC
4'3" x 3'11"

Bedroom One
14'5" x 11'9"

Bedroom Two
11'9" x 10'5"

Bedroom Three
10'5" x 9'2"

Bathroom
10'5" max x 7'10" max

FIRST FLOOR

Upstairs Sitting Room
18'4" max x 11'9"

Bedroom Four
11'9" x 10'2" max

En-suite to Bedroom Four
7'6" x 6'10"

Eaves Storage
10'9" x 8'2"

OTHER:

Garage
17'8" x 12'1"

Details Prepared
TLPF/210624



Interested? Get in touch:

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www.cphproperty.co.uk

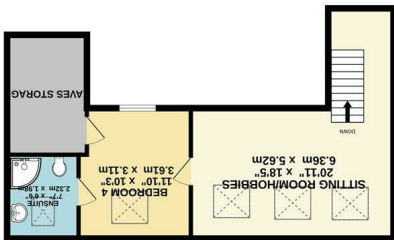
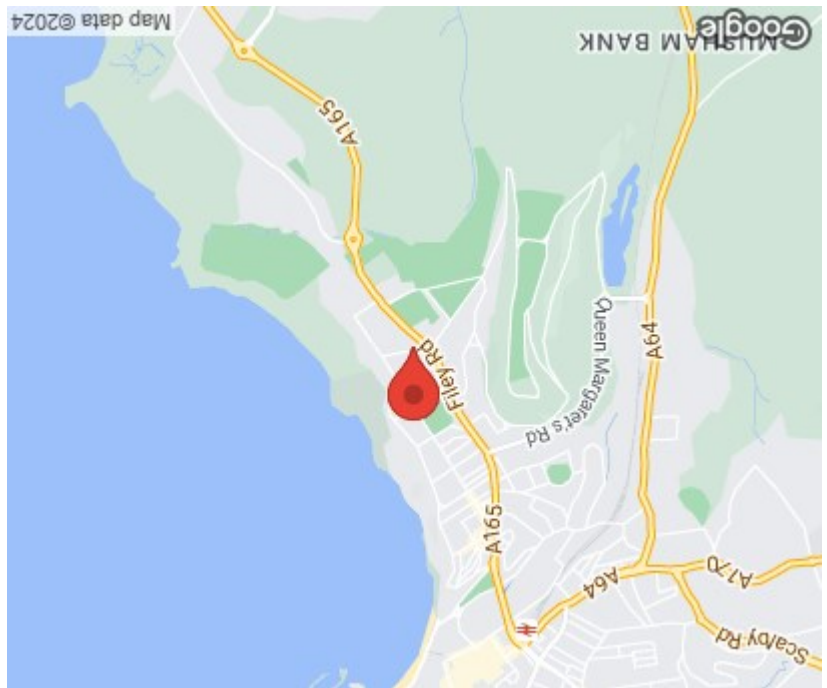
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

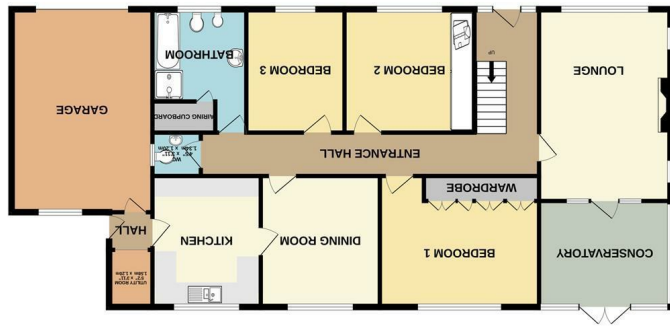


England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Potential

England & Wales	
EU Directive 2002/91/EC	
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
Current	Potential



1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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