



7 Sebastian Court Esplanade Gardens, Scarborough, YO11 2AP  
Price Guide £155,000

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



- TWO BEDROOM APARTMENT
- IDEAL FIRST TIME BUY/BUY TO LET
- OFFERED WITH NO ONWARD CHAIN
- EN-SUITE TO THE MASTER BEDROOM
- POPULAR SOUTH CLIFF LOCATION

NEW to the market is this SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT is well located within a MODERN PURPOSE BUILT LEASEHOLD BLOCK on Scarborough's South Cliff with LIFT FACILITY to the flat. The property is offered to the market with NO ONWARD CHAIN and would make an ideal FIRST TIME BUY/BUY TO LET property.

The accommodation itself briefly comprises of; entrance hall, inner hallway with a cupboard housing the boiler, a lounge/diner which is open plan to the kitchen with a bay window to the front creating a pleasant light and airy living space, a master bedroom with an en-suite bathroom comprising of a white three piece suite, a further bedroom and a main bathroom also with a white three-piece suite.

Being located on Scarborough's South Cliff means the property offers excellent access to a wide range of amenities and attractions including The Esplanade and Cliff Lift down to the Spa and conference centre, Italian gardens, Ramshell shopping parade and supermarket as well as a little further Scarborough's town centre, train station and Scarborough's South Bay and the beach.

Offered with NO ONWARD CHAIN internal viewing is highly recommended to fully appreciate the space, setting and surroundings on offer. To arrange a viewing please contact CPH today on 01723 352235 or visit [www.cphproperty.co.uk](http://www.cphproperty.co.uk)





## ACCOMMODATION:

### FIRST FLOOR

#### Entrance Hall

12'9" x 3'3"

#### Inner Hall

11'1" max x 6'10" max

#### Lounge

20'0" max x 18'8" max  
into bay

#### Open to:

#### Kitchen

12'5" x 7'2"

#### Master Bedroom

16'8" max x 14'5" max

#### En-suite to the Master Bedroom

6'10" x 5'6"

#### Bedroom Two

17'0" max x 12'9" max

#### Bathroom

8'10" max x 7'10" max

#### Boiler Cupboard

7'2" x 2'11"

### OTHER:

#### Tenure/Maintenance

We have been informed by the vendor that the property is Leasehold with approximately 980 years remaining. We have also been informed that there is a maintenance agreement in place with Walker Landray at a cost of approximately £1450 per annum of which pets and residential letting are allowed however, holiday letting is not allowed.

#### Details Prepared/Ref TLPF/021024



## Interested? Get in touch:

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# CPH

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



Which every drawing has been made to the accuracy of the original measured dimensions of the plot, windows, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is the exclusive property of the seller and no guarantee as to the operability of electricity can be given. Made with AutoCAD 2008.



GROUND FLOOR  
 1015 sq.ft. (94.3 sq.m.) approx.

