



29 Sussex Street, Scarborough YO11 1BJ
Offers In Excess Of £145,000



- IMMACULATE THREE BEDROOM TERRACED HOUSE
- CURRENTLY UTILISED AS A SUCCESSFUL RESIDENTIAL LET
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- IDEAL INVESTMENT/HOLIDAY HOME/HOLIDAY LET
- CENTRAL TOWN LOCATION
- NO ONWARD CHAIN

Nestled in the heart of Scarborough on Sussex Street, this immaculately presented house offers an excellent opportunity for both investors and potential homeowners. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single reception room provides a welcoming area for relaxation and socialising, making it a perfect setting for entertaining guests or enjoying quiet evenings at home.

The property boasts one bathroom, thoughtfully designed to cater to the needs of modern living. Its low maintenance features ensure that you can spend less time on upkeep and more time enjoying the comforts of your new home. The central location is particularly appealing, placing you within easy reach of local amenities, shops, and the beautiful coastline that Scarborough is renowned for.



This house presents a unique investment opportunity, as it can be purchased with a sitting tenant or with the option of vacant possession, allowing for flexibility depending on your needs. Whether you are looking to expand your property portfolio or seeking a charming residence in a vibrant area, this home is sure to meet your expectations. Don't miss the chance to acquire a property that combines convenience, comfort, and potential in one attractive package.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

With double glazed entrance door, stairs leading to the first floor landing and doors to:

Lounge/Diner

16'0" max x 12'5" max

With double glazed bay window to the front.

Kitchen

15'8" x 5'10"

Fitted with a modern matching range of wall and base units with work surfaces over, built in electric oven and hob with extractor hood over, plumbing for washing machine and dishwasher and space for fridge/freezer, double glazed window to the rear and double glazed door leading out to the rear yard.

FIRST FLOOR

Landing

With doors to:

Bedroom One

11'9" max x 9'10"

With double glazed window to the rear.

Bedroom Two

10'9" x 8'6"

With double glazed window to the front.

Bedroom Three

9'10" max x 7'6" max

With double glazed window to the front.

Bathroom

6'10" x 6'6"

Fitted with a modern white three piece suite comprising shower bath with shower over and glass screen, low flush w/c and vanity wash hand basin with cupboards under, tiled walls and chrome heated towel rail with double glazed window to the rear.

OUTSIDE

The front of the property is forecourted and top the rear is a yard with garden shed. Please note there is a right of way through the rear yard for the neighbors access.

Details Prepared/Ref:

AB230125



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

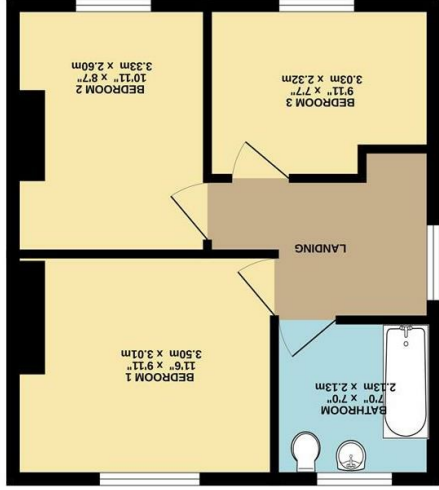


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA : 729 sq.ft. (67.7 sq.m.) approx.



GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.

England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very energy efficient - lower running costs		
Current	68	
Potential	89	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
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Very environmentally friendly - lower CO ₂ emissions		
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Potential		

