



Flat 6, 57 Esplanade, Scarborough YO11 2UX

Guide Price £475,000

CPH
Prestige
Collection
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Esplanade, Scarborough

Guide Price £475,000



+++Well situated within 'The Belvedere', this substantial historic building on Scarborough's South Cliff, CPH are delighted to bring to the market this substantial TWO BEDROOM, FIRST FLOOR APARTMENT with STUNNING PANORAMIC SEA VIEWS. The property which has been presented to a HIGH SPECIFICATION throughout. Additionally the property is offered to the market with NO ONWARD CHAIN and a GARAGE, located to the rear of the building+++The Belvedere, was constructed in the late 1800s for George Lord Beeforth (Mayor & Magistrate). Originally designed as a ten bedroom house, the property took some five years to build with a team of over 100 craftsmen and was the first domestic home within Scarborough to have electric lighting. In 1980, the property was acquired by a local developer who converted it into individual apartments, whilst retaining almost all of the property's period features including a breathtaking stained glass leaded light window within the communal hallway. The property has been tastefully updated and well-maintained by the current vendors, who have only used the apartment for holiday purposes, and provides a high standard of finish throughout including a recently fitted, impressive handmade walnut kitchen with granite worktops supplied by Jeremy Wood Designed Interiors, a recently fitted Vaillant combination boiler and bespoke interior decor supplied by Farrow & Ball, Harrogate. The property is accessed via a grand communal entrance hall with a feature staircase to the first floor, accompanied by stained and leaded panelled windows where the property located on the first floor is accessed via a secure entry intercom system and comprises; entrance hall with built-in storage, a spacious lounge/diner with a feature bay window, a generous modern breakfast kitchen/diner fitted with an impressive handmade walnut kitchen by Jeremy Wood Designed Interiors of Wetherby and a feature bay window with open aspect sea views, a bay fronted master bedroom with a modern en-suite shower room, a further double bedroom with built-in wardrobes and a modern bathroom with a freestanding bath. Located in a separate block to the property lies a garage with an up and over door. Flat 6, offers open aspect sea views, via the lounge, turret and the bedroom whilst also providing the sun all day (weather dependent). Located within the highly desirable Esplanade, the accommodation provides open aspect sea views over Scarborough's South Bay, being located a stone's throw away from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa. Early internal viewing is essential in order to fully appreciate this immaculately presented two bedroom apartment that is offered to the market with beautiful sea views and NO ONWARD CHAIN. If you wish to book a viewing, please contact our friendly and experienced sales team at CPH on 01723352235 or visit our website www.cphproperty.co.uk.

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- SUBSTANTIAL TWO BEDROOM FIRST FLOOR APARTMENT
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- DECEPTIVELY SPACIOUS LIVING ACCOMMODATION
- GARAGE AND OPEN ASPECT SEA VIEWS
- HIGHLY DESIRABLE ESPLANADE LOCATION

ACCOMMODATION:

FIRST FLOOR

Entrance Hall
A spacious entrance hall accessed via a secure entry intercom with built-in storage facilities.

Lounge/Diner
23'4" max x 19'4"
A generous lounge/diner which offers open aspect sea views, via a turret and a feature window to the side aspect, decorative coving and a gas fire with a feature fireplace.

Breakfast Kitchen/Diner
18'1" max x 16'5"
A feature breakfast kitchen/diner with a handmade walnut kitchen by Jeremy Wood Designed Interiors of Wetherby, granite worksurfaces, a double Belfast style sink, space for a gas hob range cooker, integrated dishwasher and dryer, Amtico flooring, space for an American style fridge/freezer and a bay window to the front aspect with a window seat, providing open aspect sea views.

Master Bedroom
19'0" max x 18'8" max
A generous master bedroom with a single glazed bay window to the front aspect providing open aspect sea views, decorative coving, built-in wardrobes and an attached:

En-suite to Master
8'6" x 3'7"
A modern three-piece suite en-suite shower room with a step-in shower, a vanity hand wash basin, low energy WC and an extractor fan.

Bedroom Two
17'5" max x 11'2" max
A double bedroom with a window to the side aspect, built-in wardrobes and decorative coving.

Bathroom
9'6" x 6'7"
A modern three-piece suite bathroom comprising of a freestanding bath, a vanity hand wash basin, chrome heated towel rail, W/C, a window to the rear and access to the loft space via pull down ladders.

OTHER:

Outside
The property is surrounded by well-maintained lawned and planted gardens enclosed by two sets of feature wrought iron gates providing access to a horseshoe driveway and steps leading up to the main front door.

Garage
To the rear of the property the apartment benefits from a garage located within a separate block to the rear of the property with an up and over door.

Tenure/Maintenance
Lease for 999 years from 01/09/1988 and there is a current maintenance agreement, ran in house £2646 per annum including building insurance. £50 PER ANNUM GROUND RENT.

Details Prepared/Ref
GV 08/02/25



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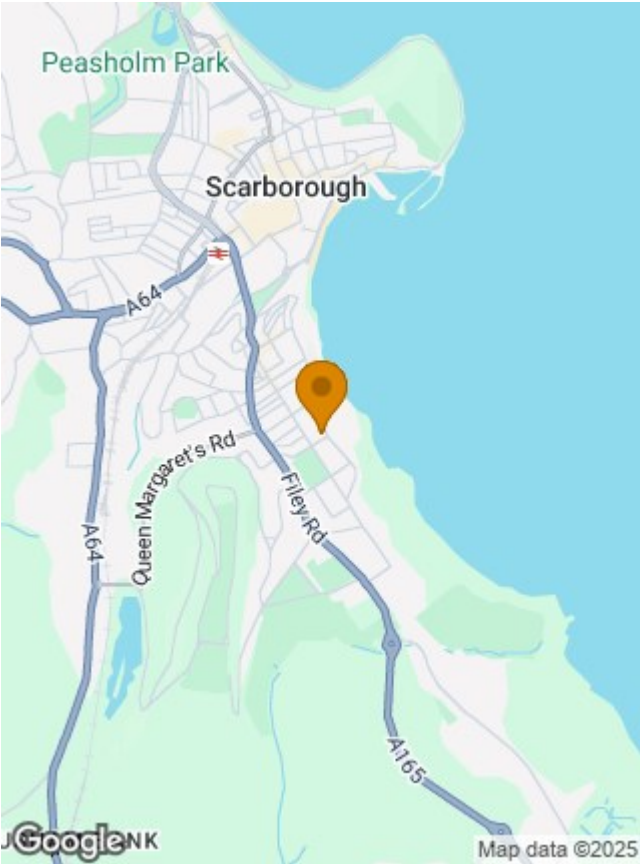
1419 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 sq.m.) approx.

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, 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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Energy Efficiency Rating		
	Current	Potential
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		
Not energy efficient - higher running costs		
England & Wales	69	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Interested? Get in touch today:
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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