





Brunton Hotel

45 North Marine Road, Scarborough

- Potential for hotel, Hmo or large family home
- Parking for approximately 6 cars
- Modernised by current vendors including new kitchen in 2024, Ground floor vinyl floor coverings, and new Boiler
- Six bedrooms all ensuite plus owners bedroom (bedroom 7 with ensuite)
- Enviae Sea views from the rear elevation
- Grand Terraced Town House set over 5 floors

Nestled in the picturesque coastal town of Scarborough, 45 North Marine Road presents an exceptional opportunity to acquire a grand terraced town house that boasts an impressive seven bedrooms, making it an ideal choice for a large family or a lucrative investment. This remarkable property is set over five spacious floors, providing ample room for comfortable living. The current vendors have modernised the home, including a brand-new kitchen installed in 2024, ensuring that the heart of the home is both stylish and functional. Additionally, a new boiler providing Gas heating and contemporary vinyl floor coverings have been added to the ground floor, enhancing the overall appeal and efficiency of the property.

One of the standout features of this residence is the enviable sea views that can be enjoyed from the rear elevation, offering a serene backdrop to daily life. Each of the six bedrooms is equipped with its own ensuite, providing privacy and convenience for family members or guests. The seventh bedroom serves as the owner's suite, adding a touch of luxury to this splendid home.

With the potential to operate as a hotel again, a house in multiple occupation (HMO), separate holiday suites, (subject to obtaining the necessary planning consents where applicable), or simply as a large family home, this property is versatile and full of possibilities. Furthermore, the property includes parking for approximately six cars, a rare find in such a desirable location.





GROUND FLOOR

Porch & Entrance Hall

Lounge Dimensions: 4.2 x 4.0 (13'9" x 13'1").

Owners Room Dimensions: 4.1 x 4.0 (13'5" x 13'1").

Ensuite Shower Room Dimensions: 2.7 x 0.9 (8'10" x 2'11").

LOWER GROUND FLOOR

Kitchen Dimensions: 4.4 x 4.0 (14'5" x 13'1").

Dining Room Dimensions: 4.2 x 4.0 (13'9" x 13'1").

WC

1ST FLOOR

Room 1 Dimensions: 4.9 x 4.8 maximum measurements (16'0" x 15'8" maxi.

Ensuite Dimensions: 3.2 x 1.0 (10'5" x 3'3").

Room 2 Dimensions: 4.8 x 3.5 maximum measurements (15'8" x 11'5" maxi.

Ensuite Dimensions: 2.3 x 1.9 (7'6" x 6'2").

SECOND FLOOR

Room 3 Dimensions: 4.8 x 4.5 maximum measurements (15'8" x 14'9" maxi.

Ensuite Dimensions: 2.3 x 1.7 (7'6" x 5'6").

Room 4 Dimensions: 4.8 x 3.5 maximum measurements (15'8" x 11'5" maxi.

Ensuite Dimensions: 2.1 x 1.7 (6'10" x 5'6").

THIRD FLOOR

Room 5 Dimensions: 4.8 x 4.5 maximum measurements (15'8" x 14'9" maxi.

Ensuite Dimensions: 2.3 x 1.1 (7'6" x 3'7").

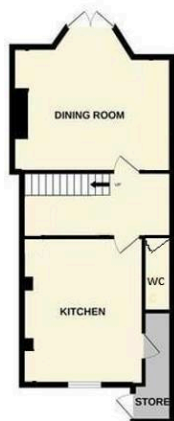
Room 6 Dimensions: 4.8 x 3.5 maximum measurements (15'8" x 11'5" maxi.

Ensuite Dimensions: 2.8 x 1.4 (9'2" x 4'7").

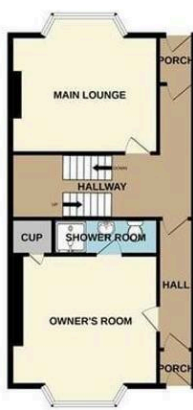
OUTSIDE



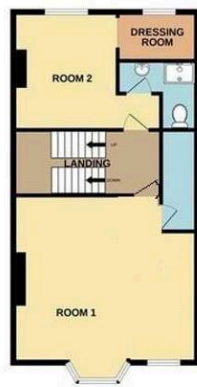
LOWER GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



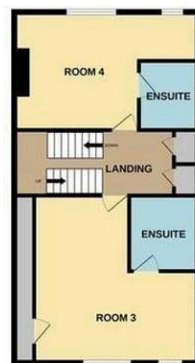
GROUND FLOOR
658 sq.ft. (61.2 sq.m.) approx.



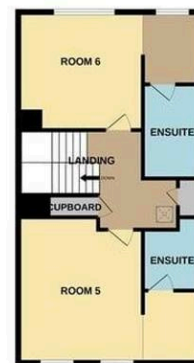
1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



2ND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



3RD FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 3106 sq.ft. (288.6 sq.m.) approx.

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