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CHARTERED SURVEYORS
For over 30 years

Flat 1, 57 Esplanade, Scarborough
£600,000



Flat 1

57 Esplanade, Scarborough

- SET WITHIN 'THE BELVEDERE' - ONE OF SCARBOROUGH'S FINEST BUILDINGS
- 25 FOOT ORANGERY/DINING ROOM
- SUPERB LOCATION ON SCARBOROUGH'S RENOWNED ESPLANADE
- SUBSTANTIAL APARTMENT SET OVER 4,000 SQUARE FEET
- FANTASTIC PRIVATE GROUNDS WITH A PRIVATE TUNNEL LEADING TO A WILD GARDEN WITH SEA VIEWS
- THREE/FOUR GENEROUS BEDROOMS - TWO WITH EN-SUITES
- DOUBLE GARAGE AND A FURTHER SINGLE GARAGE

CPH are delighted to bring to the market this SUBSTANTIAL APARTMENT SET OVER 4,000 SQUARE FEET which is arguably one of the FINEST APARTMENTS in this location. Apartment ONE is set over THREE FLOORS with THREE/FOUR GENEROUS BEDROOMS (TWO WITH EN-SUITES). Set on Scarborough's renowned ESPLANADE, the property occupies FANTASTIC PRIVATE GROUNDS with a PRIVATE TUNNEL LEADING TO A WILD GARDEN WITH SEA VIEWS. Viewing is truly a must in order to fully appreciate the SPACE, SETTING and LOCATION on offer!

The Belvedere, was constructed in the late 1800s and was originally designed as a ten bedroom house for Lord George Beeforth. 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 8 individual apartments, whilst retaining almost all of the property's period features including a breathtaking stained glass leaded light window within the stunning feature communal hallway. Apartment One is set over the entire South facing section of the ground floor as well as providing living accommodation over three floors.

A remarkable property set over 4000 square feet and comprising on the ground floor; communal lobby with an Oak staircase and a lovely stained glass window. Entering the apartment you are greeted with a feature entrance hall with a feature fireplace, an imposing open plan living/dining/kitchen area complete with a stunning granite topped central island (see photograph for reference). From said room lies double doors into a further reception room with a feature fireplace and an opening to a snug room. Also to the ground floor lies a 25 foot orangery/dining room with double doors out to the gardens, a generous double bedroom with an en-suite. From the hallway lies a cloakroom/WC, an impressive spiral staircase up to a first floor study room/additional bedroom.



ACCOMMODATION:

Communal Entrance Hallway

GROUND FLOOR:

Private Reception Hall

Dimensions: 7.8m max x 3.6m max (25'7" max x 11'9" max).

Living Room

Dimensions: 6.8m max x 5.8m max (22'3" max x 19'0" max).

Snug Area to Living Room

Dimensions: 2.8m max x 2.5m max (9'2" max x 8'2" max).

Orangery/Dining Room

Dimensions: 7.8m x 5.7m (25'7" x 18'8").

Kitchen/Breakfast Room

Dimensions: 8.8m max into bay x 5.7m max (28'10" max into bay).

Inner Hall

Dimensions: 5.0m x 2.2m max (16'4" x 7'2" max).

Bedroom One

Dimensions: 7.7m max into bay x 5.0m max (25'3" max into bay x).

En-suite to Bedroom One

Dimensions: 3.5m max x 3.4m max (11'5" max x 11'1" max).

Cloakroom

Dimensions: 2.0m max x 1.2m max (6'6" max x 3'11" max).

LOWER GROUND FLOOR:

Hallway

Dimensions: 7.2m max x 5.0m max (23'7" max x 16'4" max).

Bedroom Two

Dimensions: 7.8m max x 4.9m max (25'7" max x 16'0" max).





Bedroom Three

Dimensions: 5.1m max x 4.5m max (16'8" max x 14'9" max).

En-Suite to Bedroom Three

Dimensions: 2.6m max x 1.3m max (8'6" max x 4'3" max).

Wine Cellar/Storage

Dimensions: 4.4m x 1.8m (14'5" x 5'10").

Bathroom

Dimensions: 4.3m x 1.6m (14'1" x 5'2").

FIRST FLOOR

Study/Bedroom Four

Dimensions: 3.4m max x 3.2m max (11'1" max x 10'5" max).

OUTSIDE:

Private walled gardens are located to the side and rear of the property being well screened from the surrounding roads and with lawns, patio, terraced areas, flowerbeds and shrubs. Beyond and with access from Belvedere Place there is a Double Garage: 18'1" (5.5m) x 20'8" (6.31m) With electrically operated up and over door and a further garage in the block to the rear measuring 19'11" (6.07m) x 10'0" (3.04m) with up and over door and door to the private garden. It should also be noted that the tunnel and private garden across the road belongs to the subject apartment.

Tenure/Maintenance

We have been informed by the seller that the property is Leasehold, with a 999 year lease commencing in 2002. The seller of said apartment does also hold a 1/8th share of the freehold title. There is a Ground Rent payable of £10.00 per annum (at the current time of writing). Maintenance is ran in house.

Details Prepared/Ref

TLPF/171023









TOTAL FLOOR AREA : 4136 sq.ft. (384.3 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 errors, 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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