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CHARTERED SURVEYORS



WHITEHAVEN • SANDSEND  
NORTH YORKSHIRE





# APARTMENT 1, WHITEHAVEN

The Parade, Sandsend,  
North Yorkshire YO21 3TG

*Whitby 2 miles • Scarborough 20 miles • Malton  
30 miles (railway station connects to London via  
mainline York) • York 48 miles*

**Wonderful seaside apartment  
with direct views of Sandsend  
Bay**

Entrance hall/cloaks area • inner hall  
kitchen/dining/living room • 2 bedrooms  
bathroom • cellar • utility room/store

Communal courtyard

For Sale Freehold

This two bedroom apartment lies on the ground floor of a handsome Edwardian seaside villa, now divided into four luxury apartments. It enjoys a prominent position on the seafront directly facing a beautiful stretch of beach of Sandsend Bay. This village is firmly at the heart of a sought-after stretch of Yorkshire's Heritage coast and is popular all year round with owner occupiers, second homeowners and holidaymakers.

- Two bedroom apartment in a sought after village on the Yorkshire coast
- Seafront apartment raised high above a white sandy beach
- Seaside views along Sandsend Bay
- Well designed and stylish accommodation
- Storage cupboards and cellar
- South west facing shared/communal courtyard
- Superb village facilities within fifty yards

- The nearby seafaring town of Whitby is accessible on foot
- Ideal holiday let or second home
- No onward purchase

The kitchen/dining/living room is illuminated by a pair of tall windows that directly face the seafront and, being more than 18ft in length, the room provides ample space to accommodate both sitting and dining areas. The kitchen itself is well designed with fitted units, an integrated cooker with induction hob and space for a fridge/freezer. Just outside the rear entrance is a store room that serves as a utility/laundry room, has plumbing for a washing machine and tumble dryer, and houses the boiler. Stairs rise to a half floor landing where the bedroom and bathroom accommodation is arranged. The double bedroom has fitted furniture and a large south west facing window; the single room opens onto external steps that ascend to the sunny courtyard. A separate staircase leads down to private cellars that provide ideal storage space.

The communal courtyard has a raised herbaceous border, is bound by a picket fence and faces south west, providing an appealing shared space for sitting out.

### Environ

Sandsend is a small seaside village with multiple facilities including a gastro pub, fish restaurant, superb café, shops, regular bus service and doctors' surgery. The village punches above its culinary weight having the Yorkshire Coast's first AA Rosette restaurant. An 18th century stone bridge crosses East Row Beck descending gently towards the sea from the privately owned Mulgrave Woods that rise behind the village. The A174 skirts the coastline, connecting Whitby to the north, a five minute drive away (or 25 minutes' walk along the beach at low tide).

Whitby is a fine old seafaring town of national renown that sits at the heart of the Heritage Coast surrounded by the glorious scenery of the North York Moors National Park.

**Tenure:** Share of freehold. Service Charge £150/month.

**EPC rating:** C

**Services and Systems:** Mains gas, electricity, water, drainage. Gas central heating.

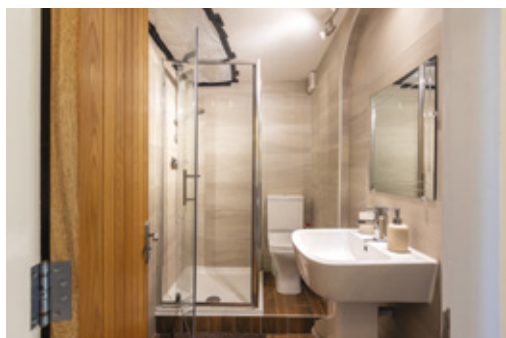
**Fixtures & fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Important Information:** We have been advised by the owner that an annual car park pass is available from Scarborough Borough Council for £180 per annum which permits parking at the Sandsend car park to any resident or guest at the property. The car park is some thirty metres away from the property.

**Viewing:** Strictly by appointment

**Directions:** From Whitby take the A174 coast road to Sandsend. The building can be seen on the left hand side just beyond Sandsend Stores.

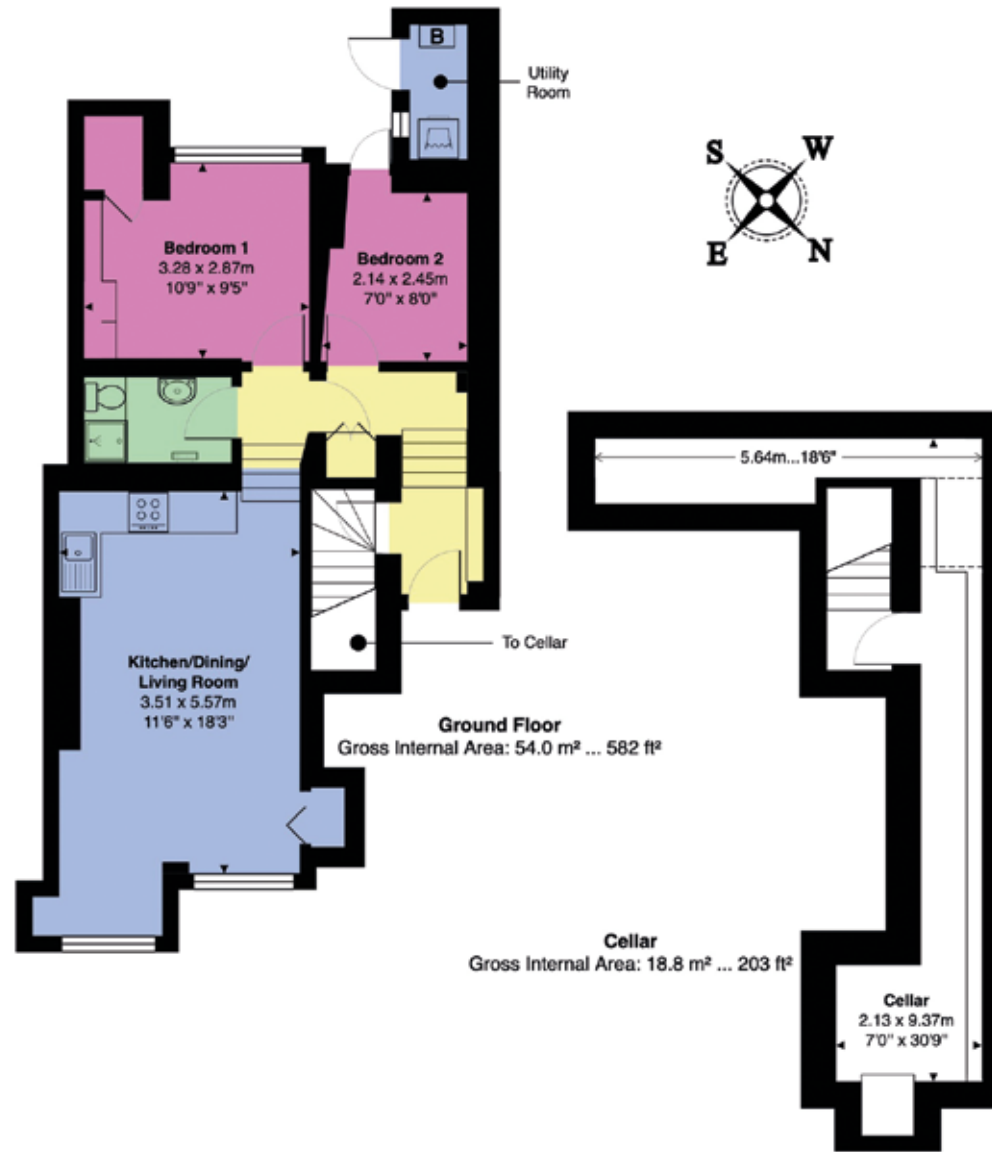
**Local Authority:** Scarborough Borough Council 01723 232323, North York Moors National Park, Sandsend Conservation Area



# Apartment 1, Whitehaven, The Parade, Sandsend, North Yorkshire YO21 3TG

Approximate Gross Internal Floor Area 785 SQ FT / 72.8 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** September 2022. Brochure by wordperfectprint.com



City

Country

Coast

