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Estate Agents



Sandy Cove, 39 Marine Parade

Saltburn-By-The-Sea, TS12 1DY

Offers Over £250,000



Located within a beautiful block of apartments, a magnificent 2-bedroom first-floor apartment boasting spectacular views of Saltburn's iconic coastline. With open plan living, cooking & dining space, a fine example of modern & contemporary living in a highly sought after location.



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Situated directly on Saltburn's highly sought after Marine Parade, 'Sandy Cove' is only a short walk from Saltburn's independent bars, bistros & shops, train station, beach & beautiful Valley Gardens.

Offered with immediate vacant possession, 'Sandy Cove' has been recently refurbished (October 2021) to an immaculate, 'show-home', standard. Boasting 2x spacious double bedrooms, a fabulous open-plan living space, recently fitted modern kitchen with a range of integrated appliances, and a recently fitted contemporary shower room. Complete with panoramic sea & clifftop views, this apartment really must be seen to be truly appreciated. Given the location and high specification of this apartment, early viewing is absolutely essential!

Currently running as a holiday let, 'Sandy Cove' is available to purchase on a 999 year lease with the communal areas serviced via standard management charge. Sandy Cove is also being offered separately as part of a full block of five apartments.

Tenure Details: Currently a freehold block of apartments. In the event of the sale of Sandy Cove, a 999 lease will be offered & each apartment will gain a Share of the Freehold once the last unit is sold, with management & insurance costs being shared between the five individual apartments. All furniture will also be available via separate negotiations.

Council Tax Band: Currently Holiday Lets, subject to business rates. This would revert to Council Tax if purchased for private / residential use.

EPC Rating: C

Hallway 10'5" x 4'7" (3.18m x 1.40m)

Laminate flooring. Radiator. Smoke & heat alarms. Fuse board. Central heating controls.

Open Living Space 19'8" x 18'1" (5.99m x 5.51m)

A beautiful open-plan space with living, dining & cooking facilities. UPVC double glazed bay window to the front aspect boasting panoramic sea & clifftop views. A range of wall, base & drawer units. Composite sink with single drainer & mixer tap. Breakfast bar. Integrated fridge, washing machine, dishwasher, electric oven & electric hob. Extractor hood. Laminate flooring. 2x radiators.

Bedroom One 15'3" x 11'5" (4.65m x 3.48m)

UPVC double glazed window. Carpeted. Radiator.

Bedroom Two 11'10" x 8'1" (3.61m x 2.46m)

UPVC double glazed window. Carpeted. Radiator.

Bathroom 10'1" x 5'10" (3.07m x 1.78m)

Panel bath with shower above. Glazed shower screen. Low-level W/C. Hand basin within vanity unit. Storage cupboard housing the combi-boiler. UPVC double glazed window. Extractor fan. Vinyl flooring.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

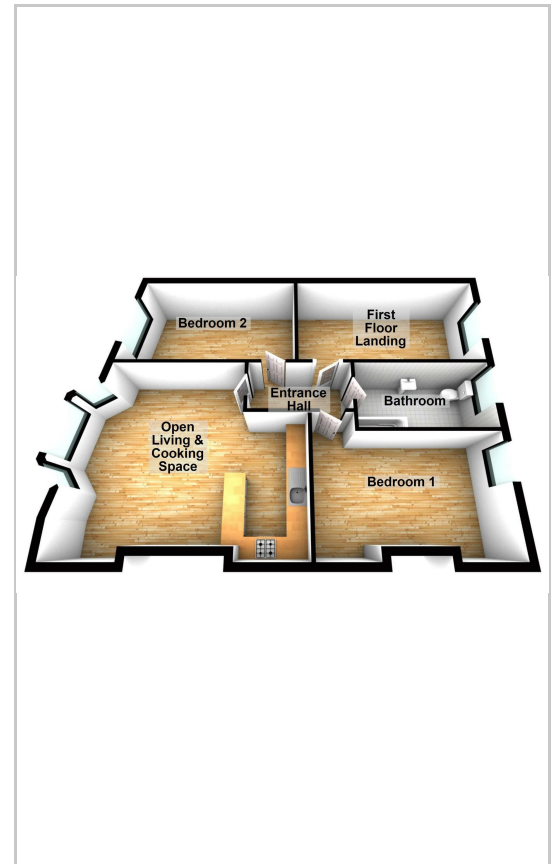
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	