



## 83 Marine Parade

Saltburn-By-The-Sea, TS12 1BZ

Offers Over **£125,000**

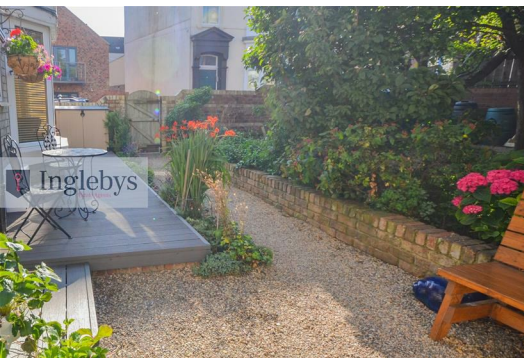


Welcome to this charming one-bedroom flat located on Marine Parade in the picturesque town of Saltburn-By-The-Sea. Situated just a short stroll away from the beach, this property offers the perfect coastal living experience.

As you step into this flat, you are greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing after a day at the beach. The bedroom is cosy and inviting, providing a peaceful retreat at the end of the day. The bathroom is modern and fresh, offering all the amenities you need.

This property is ideal for those looking for a new beginning or a holiday home by the sea. With everything being new, you can move in hassle-free and start enjoying the coastal lifestyle right away.

Don't miss out on the opportunity to own this lovely flat in such a desirable location. Contact us today to arrange a viewing and make this seaside dream a reality.





Situated in a prime location on Marine Parade and offered with immediate vacant possession, this apartment is conveniently located within walking distance to the town centre offering you the opportunity to enjoy the local amenities right at your doorstep.

This delightful property has been fully renovated throughout.

Tenure: Share of Freehold

Tenure Terms: 157-Years remaining on the lease agreement. £62/month maintenance charge. Conservation Area. No Holiday Lets, Pets Allowed

Council Tax: Redcar & Cleveland Band A

EPC Rating: C

### Entrance Hall

Stairs to first floor.

### Entrance 8'6" x 4'1" (2.60m x 1.25m)

Carpet, radiator.

### Open Plan

### Living Space/Kitchen 20'11" x 15'1" (6.39m x 4.60m)

uPVC double glazed window to front and side aspect, electric fireplace with surround, carpet. Range of wall, drawer and base units, Hotpoint electric oven and hob. Stainless sink and drainer. laminate floor, spotlights, radiators.

### Bathroom 11'10" 7'4" (3.62m 2.25m)

uPVC double glazed window, vanity basin, low-level WC, shower with glass enclosure, partially tiled, vinyl floor.

### Bedroom 11'7" x 11'7" (3.55m x 3.54m)

uPVC double glazed window, carpet.

Features walk-in wardrobe (1.56m x 1.46m)

### 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.

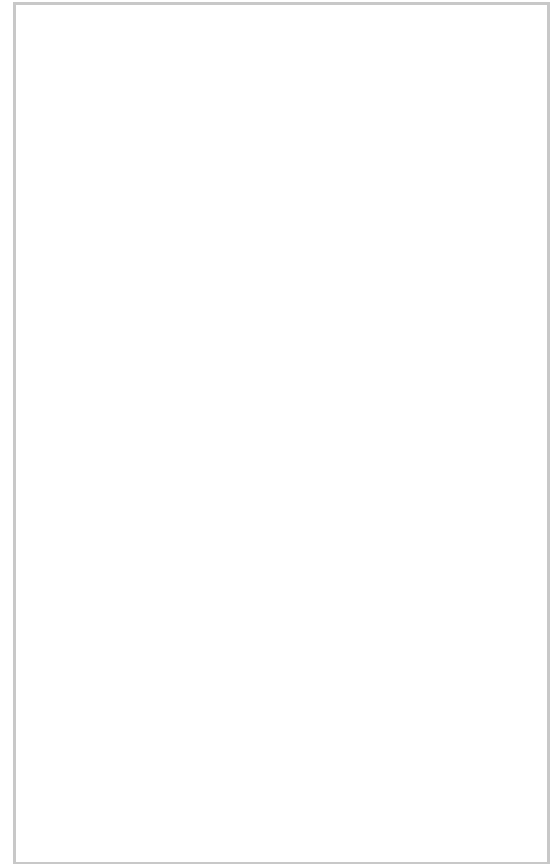
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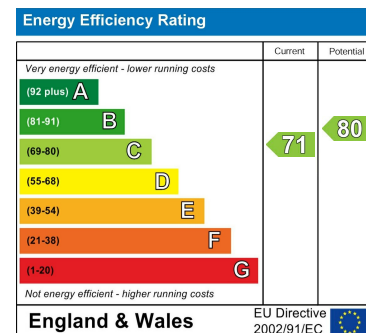
## Area Map



## Floor Plans



## Energy Efficiency Graph



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