



# Inglebys

Estate Agents



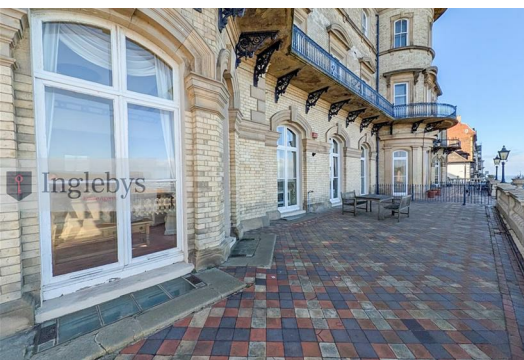
## Marine Parade

Saltburn-By-The-Sea, TS12 1BU

**£475,000**



Inglebys are delighted to bring to the market, the Former Ballroom of the Iconic Zetland Hotel on Marine Parade, Saltburn-By-The-Sea. With floor to ceiling windows to every living room, the views are truly stunning. Complete with extensive outside terrace, a truly unique and rare opportunity to acquire a fabulous historic residence.



Tenure: Leasehold

Council Tax Band: D

EPC Rating: D.

Entrance Hallway

- Wall mounted thermostat.
- Alarm control panel.
- Intercom system.
- Integrated storage cupboards.

Living Room 20'6" x 24'4" (6.25 x 7.42)

- Located in what was formerly the ballroom of The Zetland Hotel, a grand and light-filled room with stunning views over the sea and country side.
- Double doors/windows opening to the front and side aspects with secondary glazing.
- Tall ceilings with original coving.
- Electric flame effect fire with a decorative surround.

Kitchen 6'5" x 11'6" (1.96 x 3.52)

- Double doors opening to the side aspect.
- A range of wall and base units with laminated roll top work surfaces.
- Sink and drainer with mixer tap.
- Freestanding double oven.
- Laminate flooring.

Bathroom 7'1" x 8'11" (2.16 x 2.74)

- A three piece bathroom suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over and glass shower screen.
- Half tiled walls.
- Extractor fan.
- Tiled flooring.

Bedroom One 13'10" x 9'1" (4.22 x 2.78)

- Window to the front aspect.
- Built in storage cupboards.

En Suite 4'11" x 5'11" (1.50 x 1.81)

- a glass shower cubicle, pedestal wash hand basin and a low level WC.

Bedroom Two 13'6" x 12'0" (4.13 x 3.66)

- Windows to the front aspect.

External

- To the front and side is a paved, enclosed courtyard with stunning views.

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.

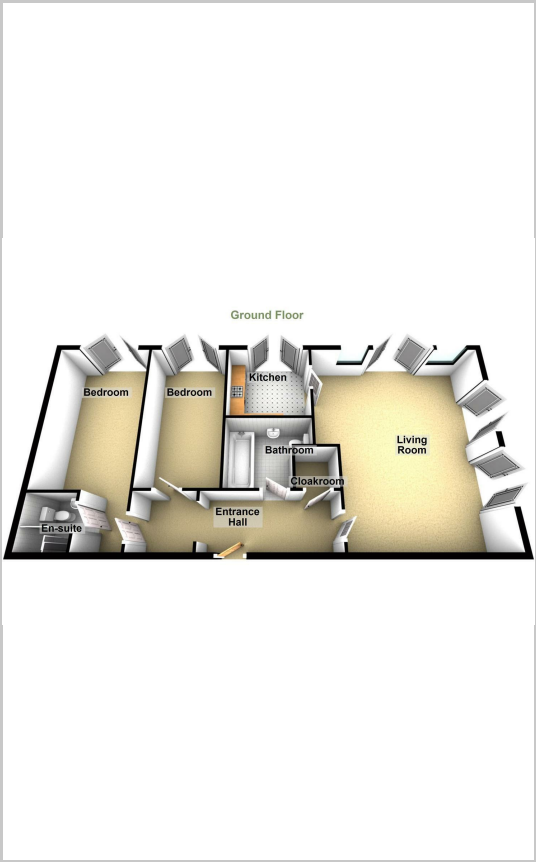
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Area Map



Floor Plans



Energy Efficiency Graph

