

- Stunning one bed apartment that can be holiday let
- Sea views and views over Sandsend toward Whitby



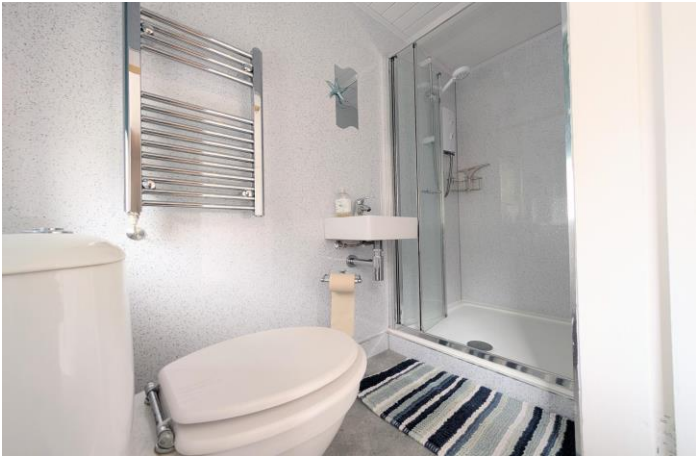
Flat 2 Whitehaven, The Parade Sandsend, YO21 3SZ

Guide Price £295,000

Property Group

**ASTIN'S**





**\*\*FANTASTIC HOLIDAY LET POTENTIAL OR IDEAL BOLT HOLE PROPERTY BY THE SEA\*\***This delightful one bedroom apartment is situated in the most wonderful location in Sandsend.

Located right on the Parade, this property overlooks the sea and has views all the way to Whitby.

As a one-bedroom apartment it offers very spacious accommodation, the front elevation has the most incredible views out to sea.

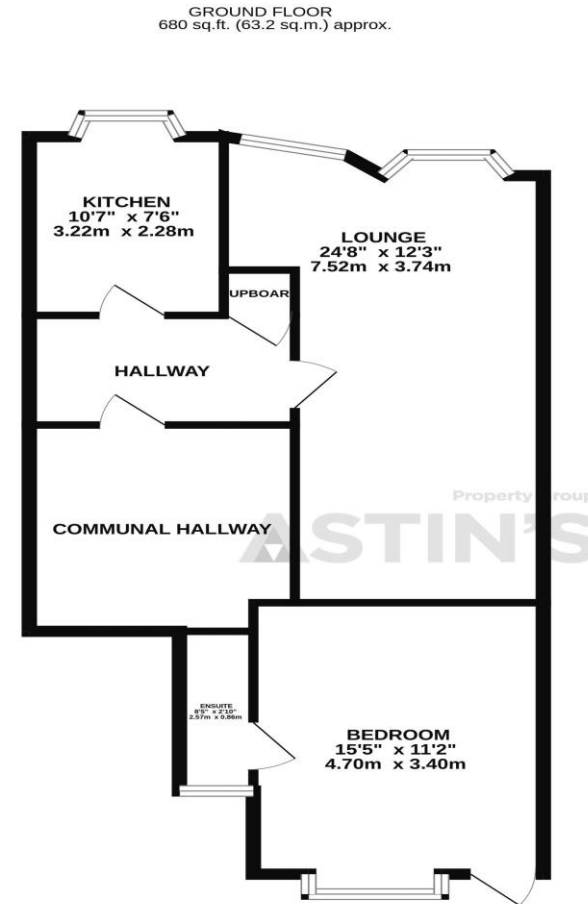
This iconic property on the sea front, houses 4 apartments, this apartment is located on the second floor. The accommodation comprises of a modern kitchen with integral appliances and a breakfast area with views across the beach and sea.

The lounge/diner is extremely spacious and the front elevation is predominantly glass overlooking the coastal views.

The bedroom is off the lounge and is a generous master bedroom with en-suite shower room.

There is also access from the bedroom rear door to a shared courtyard area which is a sun trap in the summer months.

The apartment has a separate walk-in cupboard with plumbing for a washing machine and is excellent for storage. Holiday letting is permitted in the building and with this location it would make an ideal holiday let, bolt hole or by to let property. It is offered with no upward chain.

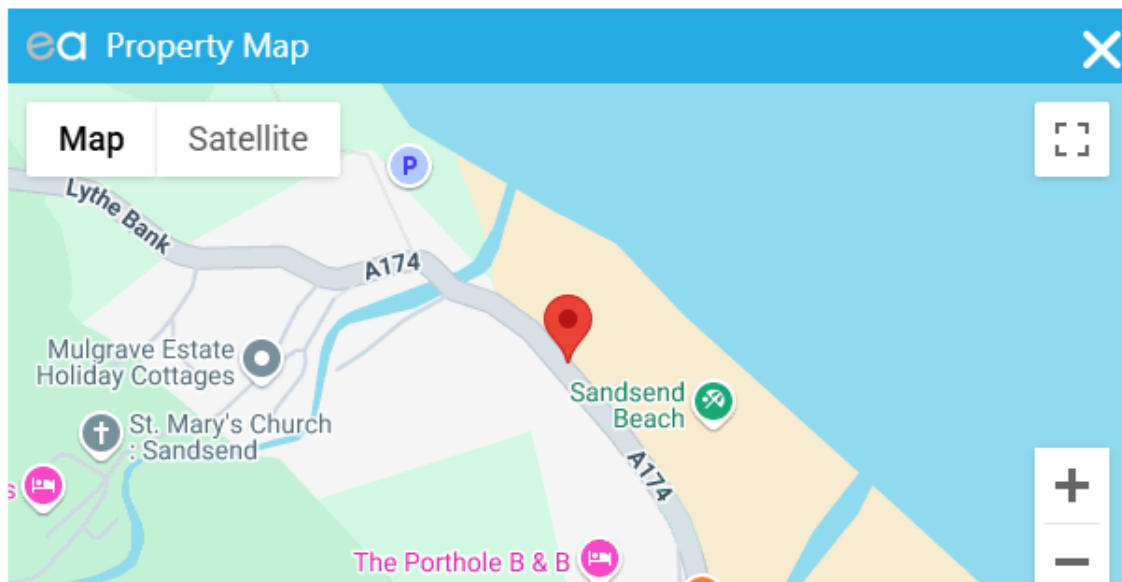


TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

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 error, 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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Always a warm welcome 7 days a week





#### TENURE:

We have not had sight of the Title Deeds but believe the property to be held on a Leasehold basis.

#### SERVICES:

All mains services are connected to the property.

**REF: 5053**

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:

(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property.

**Astin's**

**47 Flowergate**

**Whitby, North Yorkshire, YO21 3BB**

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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## Energy performance certificate (EPC)

Flat 2, Whitehaven The Parade Sandsend WHITBY YO21 3BZ	Energy rating <b>E</b>	Valid until:	15 November 2025
		Certificate number:	9147-2807-7097-9695-0021

Property type	Mid-floor flat
Total floor area	65 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9147-2807-7097-9695-0021>

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be.

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