



## ***Flat 3, Burghcliff Court 28 Esplanade, Scarborough, YO11***

**Guide Price £275,000**

- STUNNING FIRST FLOOR APARTMENT
- SPACIOUS AND BRIGHT LOUNGE
- FITTED KITCHEN
- PERFECT SEASIDE HOLIDAY HOME
- FABULOUS DIRECT SEA VIEWS
- TWO DOUBLE BEDROOMS
- IDEAL LOCATION CLOSE TO A NUMBER OF LOCAL AMENITIES
- PRIVATE BALCONY
- MODERN SHOWER SUITE
- GAS CENTRAL HEATING

# ***Burghcliff Court 28 Esplanade, Scarborough YO11 2AQ***

**Andrew Cowen Estate Agents are proud to present to the market this STUNNING TWO BEDROOM, FIRST FLOOR APARTMENT situated on the FAMED ESPLANADE, close to a NUMBER OF LOCAL AMENITIES and THE BEACH. The property also boasts A SPACIOUS LOUNGE/DINER WITH FANTASTIC SEA VIEWS and PRIVATE BALCONY, FITTED KITCHEN and MODERN SHOWER ROOM. This property would be suitable for a HOST OF BUYERS, including those looking for a SEASIDE HOLIDAY HOME.**



Council Tax Band: D

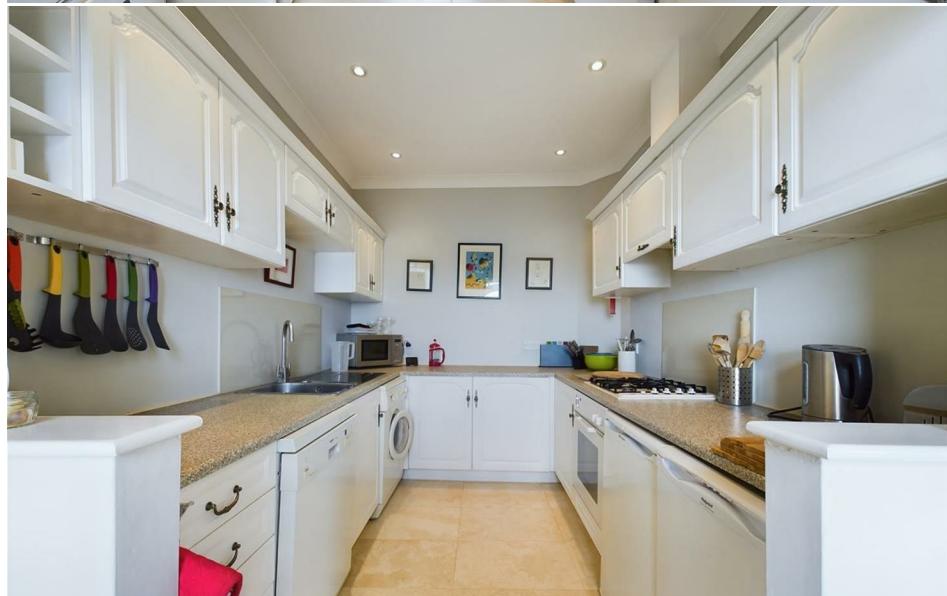


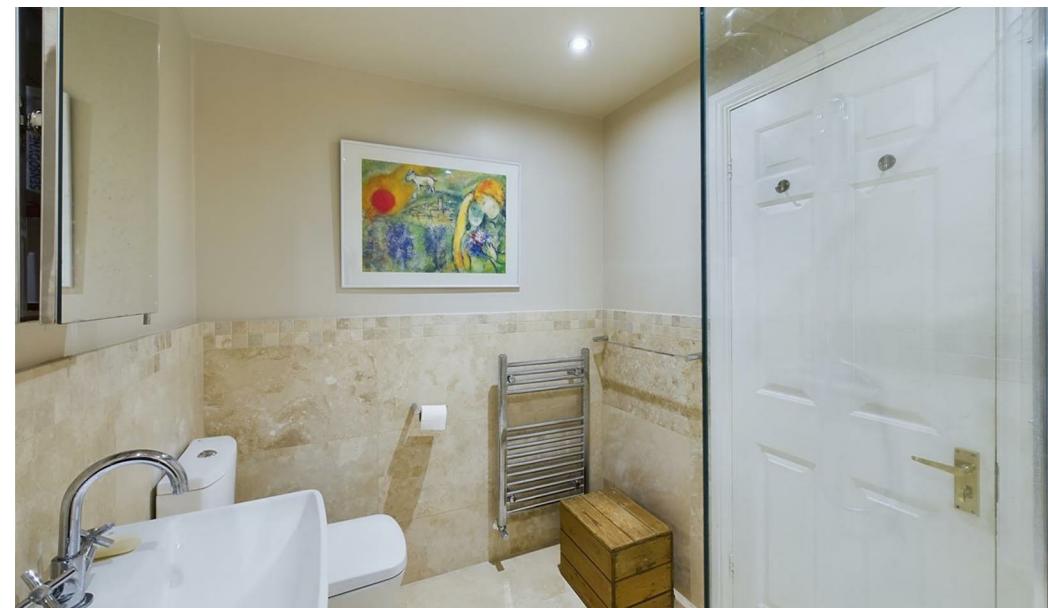
This accommodation briefly comprises; entrance hallway with storage cupboard leading into the spacious, open plan lounge/dining area with direct access to a private balcony, which allows plenty of natural light to flood through, with stunning sea and castle views. There is a fitted kitchen with a range of base and wall units plus ample worktop space and integrated appliances. The property offers two good sized double bedrooms as well as a modern three-piece shower suite with double walk in shower.

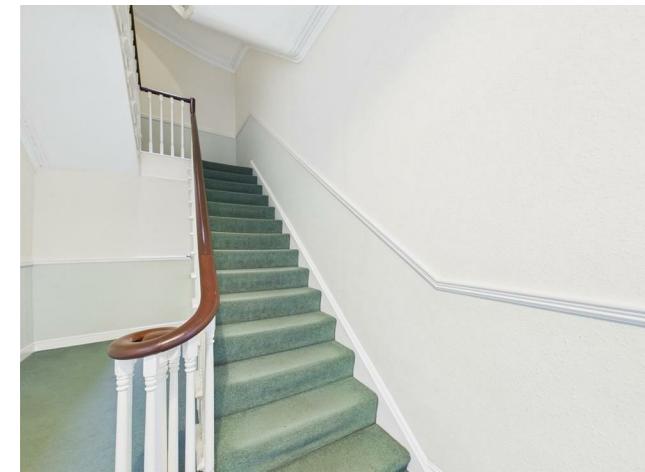
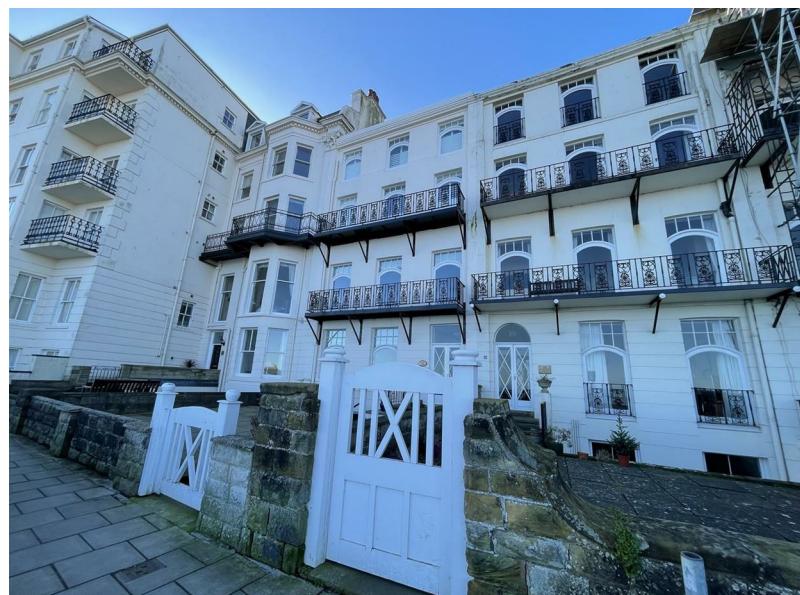
This fantastic accommodation is ideally located on Scarborough's sought after Esplanade. This property is situated amongst a wealth of amenities and attractions including Ramshill Shopping Parade where a variety of local shops and eateries are located, Scarborough's South Bay Beach and Scarborough Castle, Italian Gardens, scenic walks over the Spa Bridge to Scarborough Town Centre and beyond.

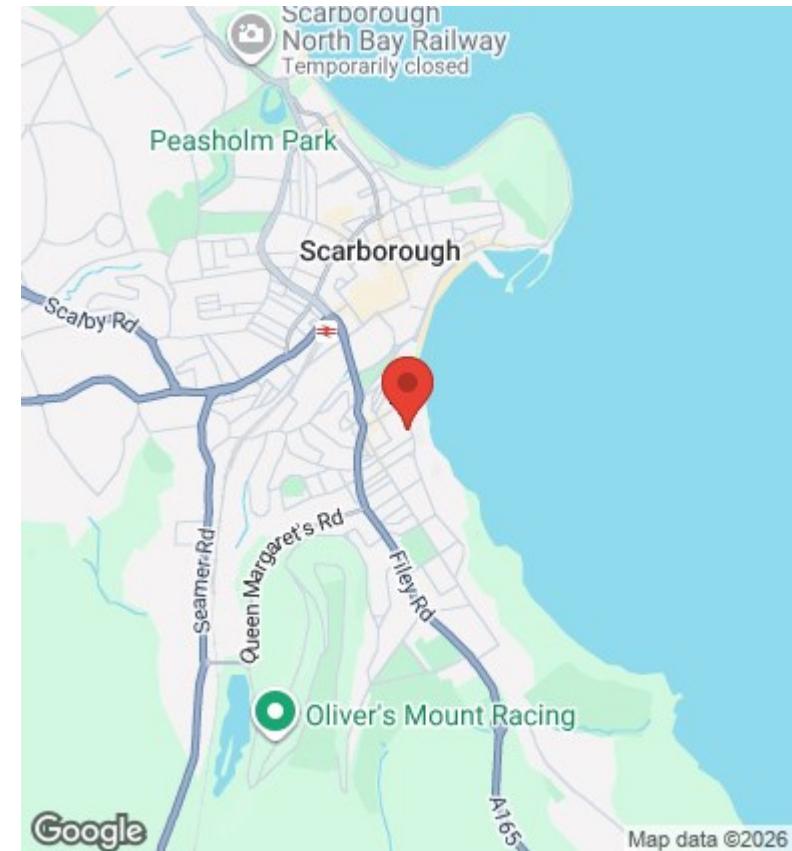
**DON'T MISS THIS ONE, VIEWING IS ESSENTIAL** to appreciate the space, feel and position that this fantastic property has to offer.

Please call our friendly Sales Team on 01723 377707 to arrange your viewing today!









**Looking to Sell?**  
Book a no obligation valuation today!  
**01723 377707**



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