

colin ellis

**North Bay Promenade,  
Scarborough, YO12 7TN**

**Guide Price £65,000**

A rare opportunity to acquire a charming beach chalet situated in the highly sought after North Bay Beach Chalet development. Enjoying an enviable position directly on the seafront, this colourful chalet benefits from stunning panoramic views across the bay and provides an ideal coastal retreat for day use, relaxation and entertaining.

## DESCRIPTION

The accommodation is bright and welcoming, featuring a charming timber clad interior with fitted storage cupboards, worktops and a kitchenette area with sink. Double opening doors maximise natural light and create a seamless connection between the chalet and the seafront, allowing owners to enjoy the outstanding coastal outlook throughout the day. The chalet benefits from a electricity connection, providing power for lighting and appliances, enhancing comfort and practicality. In addition to being an ideal personal seaside retreat, the chalet may also appeal to purchasers seeking potential seasonal income through daily or weekly chalet hire, subject to any applicable lease and site regulations.

North Bay remains one of Scarborough's most popular destinations, with its beach, coastal walks, cafés and visitor attractions all within easy reach.

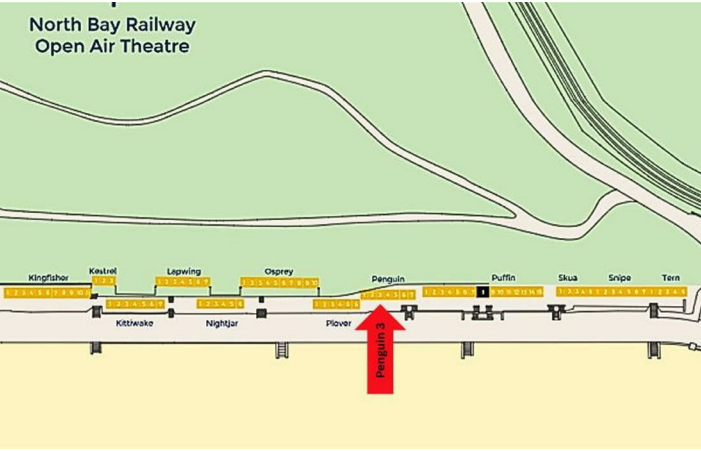
## TENURE

Leasehold, with the lease ending on 31 December 2114.

Fees: £167 for the insurance, £60 ground rent, £285.79 for the service charge.

Please note all matters of tenure are subject to verification and clarification in a contract of sale





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7'7" x 8'5"  
2.32 x 2.57 m

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Approximate total area<sup>(1)</sup>  
66 ft<sup>2</sup>  
6.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

**North Bay Promenade - 18813676**  
**Council Tax Band -**  
**Tenure - Leasehold**

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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