



## 2 SANDSEND COURT, THE PARADE, SANDSEND

*Whitby approx. 3 miles*



**A BEAUTIFULLY PRESENTED, GROUND FLOOR, TWO BEDROOM FLAT IN A FANTASTIC POSITION WITHIN THIS POPULAR COASTAL VILLAGE. THIS APARTMENT HAS A COVERED BALCONY AT THE FRONT AND SPLENDID VIEWS ALONG THE NESS AND OUT TO SEA, SET JUST YARDS FROM THE BEACH IN THE HEART OF THIS BEAUTIFUL COASTAL VILLAGE.**

Covered Entrance Balcony, Open plan Living Room, Inner Hallway, Kitchen, 2x Double Bedrooms, Bathroom. Communal Garden. Cellar Storage.

**Offers in the region of: £299,950**

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## PARTICULARS OF SALE

Sandsend is regarded as one of the finest villages on the North Yorkshire coast, just a couple of miles north of Whitby. This two bedroom ground floor apartment enjoys a fine position, just yards from the beach and with fabulous views along the cliffs and over the beach out to sea.

Formerly a hotel, Sandsend Court was converted to apartments many years ago and strikes an imposing presence on the western end of the Parade, the main beachfront road. This apartment has private use of the main entrance to the building, other flats using a door to the side, allowing it exclusive use of a broad covered balcony with sea views.

Approached from the front, broad steps with a double gate open rise up from the pavement to ....

**Covered Balcony:** With pillars framing the view along the headland and out to sea, the balcony has a quarry tiled floor and a glazed entrance door, set in a glazed screen, opens into...



**Living Room:** A delightfully spacious L-shaped reception room with mirror walling along the rear walls and a broad window facing out onto the balcony, the living room has plenty of room for both sitting and dining. Polished oak floor, recess storage cupboard.

The dining area of the room was where the kitchen had formerly been positioned, should anyone wish to reconfigure the layout.



**Hallway:** Glazed double doors open from the living room to a hallway with doors off to the remaining rooms and two internal windows from the second bedroom.



**Kitchen:** With a split-level floor and a door opening through into the communal hallway of the building, the kitchen is fitted with a range of good quality oak fronted cabinets and is surprisingly spacious.



**Double Bedroom:** A spacious double room with built in wardrobes, wash basin set in a vanity unit and a broad window facing to the rear.



**Bathroom:** Having a white suite comprising a panel bath with shower over, a low flush WC and wash hand basin. The bathroom houses the airing cupboard with hot water cylinder and linen storage.

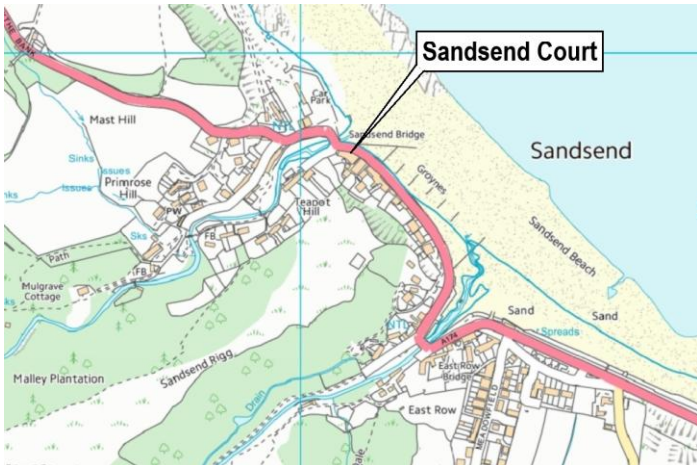


**Twin Bedroom:** Another double sized bedroom, with a window facing onto the balcony at the front and looking out to sea. This room also has a wash basin set on a vanity unit and has 2 internal windows allowing natural light into the hallway.



### Outside

The apartment has exclusive use of the covered balcony at the front of the building, but there are also communal terraced gardens at the side and rear of the building for the use of all residents.



### GENERAL REMARKS AND STIPULATIONS

**Viewing:** Viewings by appointment. All interested parties should discuss any specific issues that might affect their interest, with the agent's office prior to travelling or making an appointment to view this property.

**Directions:** From our offices, take the A174 coast road towards Teesside, heading out of town towards Sandsend. Drive past the golf course and down into the village proceeding past the Hart Inn, over the first bridge, and along the seafront. Sandsend Court lies on your left hand side just before the second bridge. Parking is available in the public car park on the far side of the bridge. The access to 2 Sandsend Court is from the balcony at the front of the property, the flat enjoying the original entrance to Sandsend Court.

**Tenure:** The property is understood to be held freehold with the communal areas being held as leasehold by the management company. There is a service charge, currently £XXX per quarter, which is agreed between the residents of the flats who are the shareholders of the management company, at the AGM each year.

We understand that this property cannot be used for commercial holiday letting although it could be used as a second home or let on a shorthold tenancy basis.

**Services:** The property is connected to mains water, electric, gas and sewerage. Gas central heating.

**Council Tax:** The flat is band D for council tax with approx. £2418 payable for 2025/6. North Yorkshire Council 0300 1312131

**Post Code:** YO21 3TD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

### IMPORTANT NOTICE

*Richardson and Smith have prepared these particulars in good faith to give a fair overall view of the property based on their inspection and information provided by the vendors. Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order as these have not been tested. Purchasers are advised to seek their own survey and legal advice.*





# RICHARDSON & SMITH

Chartered Surveyors

Auctioneers

Valuers

Estate Agents

## GROUND FLOOR

