





- WELL PRESENTED TWO BEDROOM GROUND FLOOR FREEHOLD FLAT
- POPULAR SOUTH CLIFF LOCATION
- SPACIOUS LOUNGE WITH FIREPLACE
- FITTED KITCHEN
- BATHROOM AND WC
- FAR REACHING SEA VIEWS AND GARAGE

We are delighted to present this well presented two bedroom ground floor freehold flat, ideally situated in the highly sought-after South Cliff location. This property welcomes you with a spacious lounge featuring a charming fireplace, creating a warm and inviting atmosphere perfect for relaxation or entertaining guests. The fitted kitchen offers ample storage and workspace, catering to all your culinary needs. Two well-proportioned bedrooms provide comfortable accommodation, making the property well-suited to couples, professionals, or those seeking a versatile second bedroom for guests or a home office. The flat also benefits from a separate bathroom and WC, ensuring convenience and privacy for residents and visitors alike. One of the standout features of this delightful home is the far reaching sea views, allowing you to enjoy a tranquil outlook and a true sense of coastal living from the comfort of your own home. The property also benefits from a garage, providing valuable additional storage space and added convenience.



Located within the popular South Cliff area and within walking distance of South Bay and esplanade, the property offers easy access to local amenities, transport links, and leisure facilities. This is a fantastic opportunity to secure a stylish and comfortable home in a prime location. Early viewing is highly recommended to fully appreciate all that this impressive flat has to offer.



Council Tax band: D
Tenure: Freehold

GROUND FLOOR

Entrance Hall

Lounge

18' 1" x 13' 9" (5.50m x 4.20m)

Kitchen

11' 6" x 9' 2" (3.50m x 2.80m)

Bedroom One

14' 9" x 12' 6" (4.50m x 3.80m)

Bedroom Two

13' 9" x 11' 2" (4.20m x 3.40m)

Bathroom

8' 10" x 5' 3" (2.70m x 1.60m)

WC

5' 3" x 2' 11" (1.60m x 0.90m)

HMRC

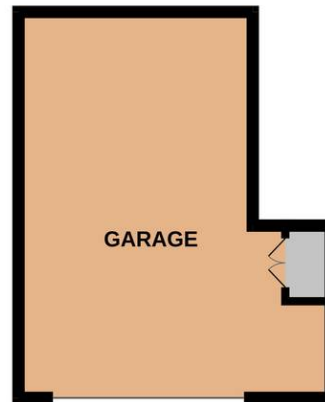
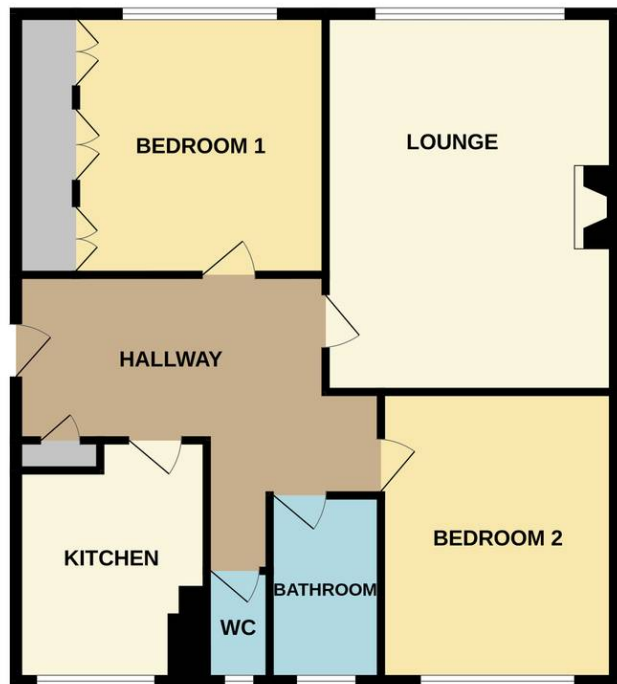
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

TENURE/MAINTENANCE

We have been advised by the owner that the property is freehold and that there is a maintenance agreement in place at a cost of £400 per quarter with Nicholsons. We have been informed by the owner that pets and residential letting is allowed but not holiday letting.



GROUND FLOOR
1131 sq.ft. (105.1 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.1 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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Interested?

Contact our friendly team today
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With you every step of the way



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132