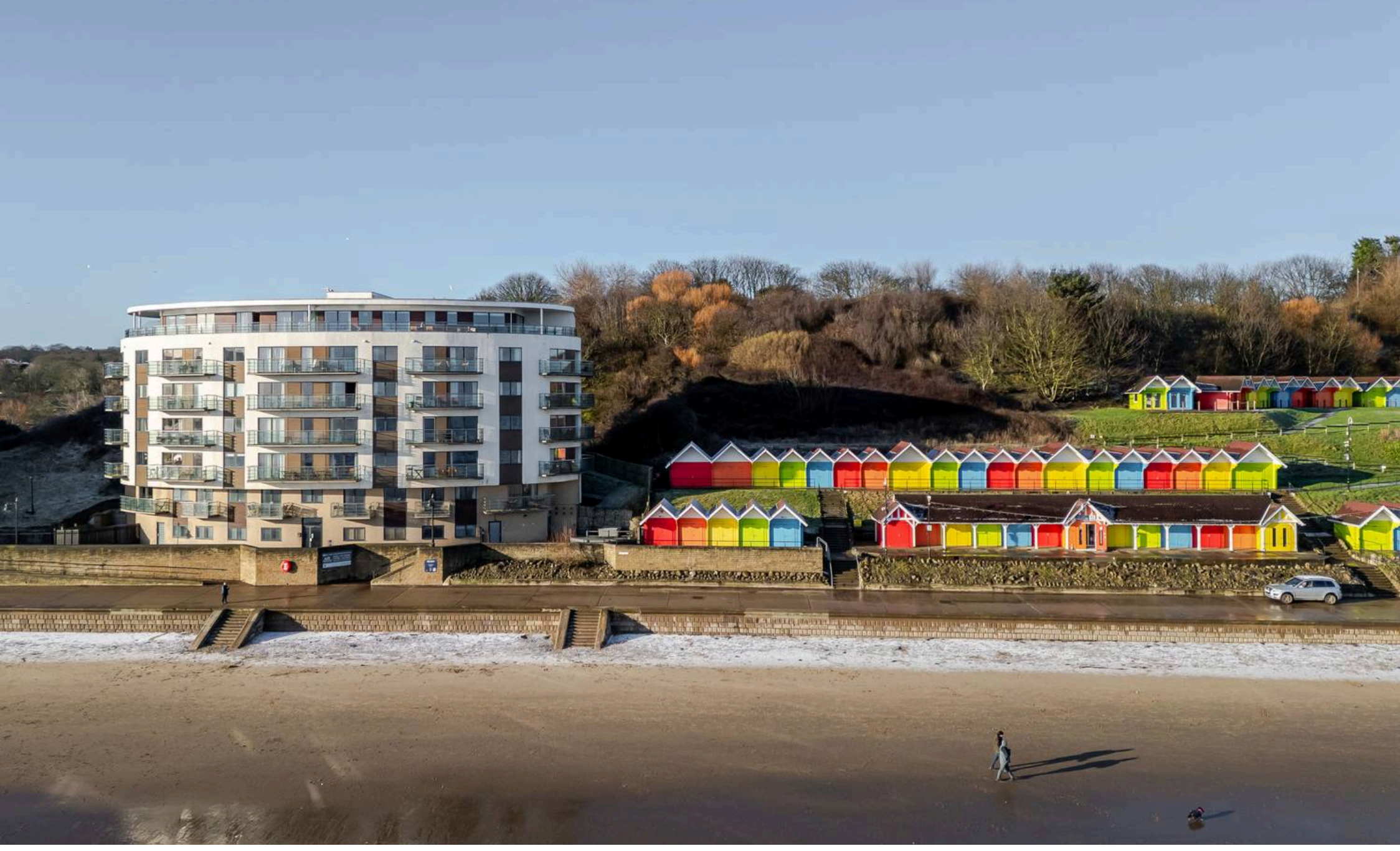


CPH ESTATE AGENTS & CHARTERED SURVEYORS *For over 30 years*

Apt 5, Lockton House Peasholm Gap, Scarborough

Guide Price £425,000







- STUNNING TWO BEDROOM DUPLEX APARTMENT
- PRIVATE ENTRANCE, BALCONY & OUTDOOR SUN TERRACE
- ON-SITE GYMNASIUM AND OFF-STREET PARKING SPACE
- LOCATED ON SCARBOROUGH'S NORTH BAY BEACH
- SITUATED WITHIN THE EXCLUSIVE 'THE SANDS' DEVELOPMENT
- IDEAL HOLIDAY HOME/RENTAL WITH NO ONWARD CHAIN

Situated on the GROUND and FIRST FLOOR of the AWARD WINNING 'THE SANDS' DEVELOPMENT, this TWO BEDROOM LEASEHOLD DUPLEX APARTMENT which is located on Scarborough's NORTH BAY BEACH with a BALCONY, PRIVATE ENTRANCE and PRIVATE OUTDOOR SUN TERRACE providing excellent views along the promenade, SEA and SCARBOROUGH CASTLE. Making an IDEAL HOLIDAY HOME/RENTAL (figures available upon request) the apartment also benefits from use of the ON-SITE GYM plus an ALLOCATED UNDERCOVER PARKING SPACE. Electric car charging available on site. There is also an option to have the property fully managed by the The Sands holiday rentals team details available upon request.
'The Sands' is an exclusive, gated development which leads out straight onto Scarborough's North Bay and beach. Also within the immediate area lies a variety of eateries, a convenience store and Peasholm Park as well as 'Alpamare' waterpark and Scarborough's Open Air Theatre, making this an ideal holiday rental. The property offers the potential to also buy a beach hut alongside the apartment by separate negotiation.

The contemporary apartment comprises of; private entrance door into the entrance hallway with stairs up to the first floor and built-in storage, two sizeable bedrooms one which has a WC and a modern house bathroom with double doors out to the private sun terrace. To the first floor lies a modern open plan lounge/kitchen/diner which is well equipped and has double doors out to the balcony.







GROUND FLOOR

Bedroom 1 19' 0" x 9' 4" (5.79m x 2.84m)

Bedroom 2 17' 2" x 8' 4" (5.22m x 2.54m)

Bathroom 11' 10" x 9' 3" (3.60m x 2.83m)

WC 4' 11" x 2' 8" (1.51m x 0.81m)

Sun Terrace 15' 11" x 12' 8" (4.84m x 3.87m)

FIRST FLOOR

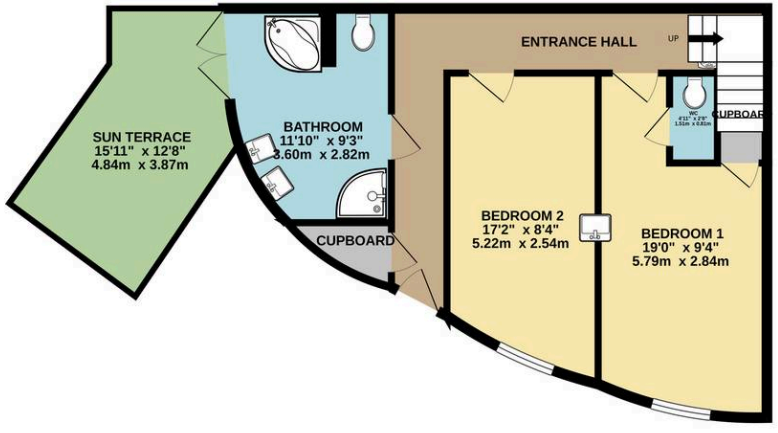
Lounge/kitchen/diner 22' 7" x 17' 8" (6.88m x 5.38m)

Balcony 7' 9" x 3' 1" (2.37m x 0.93m)

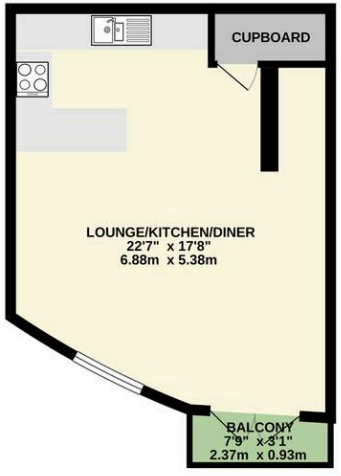
HMRC If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

Business Rates: 1st April 2023 to present the rateable value is £3,200. From 1st April 2026 the rateable value is £4,400. This property qualifies for 100% small business rates relief.

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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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