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28 Princess Street, Scarborough

Guide Price £400,000



CPH are delighted to present to the market this SUBSTANTIAL & IMPOSING GRADE II LISTED PERIOD HOME which is well located in the heart of Scarborough's OLD TOWN with SEA VIEWS and is offered to the market in excellent order throughout, retaining many period features and much of the property's character and charm.

The spacious accommodation is laid out over four floors (plus attic) and provides 5/6 double bedrooms, 3 bathrooms/shower rooms, 3/4 reception rooms, a modern spacious kitchen/diner and a utility room. The property also offers the potential for multi-generational living or possible rental due to separate access to the lower ground floor. The accommodation briefly comprises on the ground floor of a vestibule and entrance hall with access to a generous lounge, sitting room/study and the kitchen/diner. A wide wood-panelled staircase leads from the entrance hall to the first floor landing with doors to two substantial double bedrooms (one of which is currently utilised as a first floor lounge), a bay fronted feature house bathroom with four piece suite, and a further separate w/c. From the first floor landing the staircase continues to the second floor which comprises of a landing, three further double bedrooms, one of which has STUNNING SEA VIEWS and a shower room. Another door leads to the large attic, with roof window.



There is separate access to both the front and rear of the basement level which has the potential to be a self-contained flat and comprises of a private entrance door, a reception room with a storage cupboard, a hobbies room/bedroom, a shower room and a utility room. Outside of the property, to the rear, is a private walled garden with a lawn, mature planted borders, a brick built shed and a paved patio area with feature log burner, ideal for evening entertainment and BBQ's. To the front of the property is a railed paved area. This property is located within Scarborough's Old Town and is situated amongst a wealth of amenities and attractions.



BASEMENT LEVEL

Reception Room 15' 9" x 14' 5" (4.80m x 4.40m) Hobbies Room/Occasional Bedroom 13' 1" x 7' 10" (4.00m x 2.40m) Shower Room 8' 2" x 5' 3" (2.50m x 1.60m) Kitchenette 13' 1" x 9' 10" (4.00m x 3.00m)

GROUND FLOOR

Vestibule Entrance Hall Lounge 17' 5" x 15' 1" (5.30m x 4.60m) Sitting Room/Study 15' 5" x 15' 1" (4.70m x 4.60m) Kitchen/Diner 17' 5" x 13' 9" (5.30m x 4.20m)

FIRST FLOOR

Landing Bedroom One/Lounge 21' 8" x 15' 1" (6.60m x 4.60m) Bedroom Two 19' 0" x 13' 9" (5.80m x 4.20m) W/C 4' 11" x 3' 7" (1.50m x 1.10m) House Bathroom

SECOND FLOOR

Landing Bedroom Three 19' 0" x 13' 9" (5.80m x 4.20m) Bedroom Four 15' 5" x 15' 1" (4.70m x 4.60m) Bedroom Five 15' 1" x 10' 10" (4.60m x 3.30m) Shower Room 14' 5" x 5' 11" (4.40m x 1.80m)

ATTIC ROOM 33' 6" x 19' 0" (10.20m x 5.80m)

OUTSIDE The property benefits from an enclosed, walled garden laid mainly to lawn to the rear, with a paved patio and a brick built shed. To the front it has a small paved area with a gate and railings.

Details Prepared/Ref TLPF/110226

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.



BASEMENT LEVEL
487 sq ft. (45.2 sq.m.) approx.



GROUND FLOOR
837 sq ft. (77.7 sq.m.) approx.



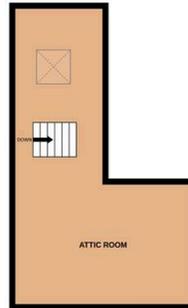
1ST FLOOR
899 sq ft. (83.0 sq.m.) approx.



2ND FLOOR
857 sq ft. (79.6 sq.m.) approx.



ATTIC ROOM
368 sq ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 3448 sq.ft. (320.4 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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