



9 Fairview Court St. Martins Avenue, Scarborough, YO11 2DA

Guide Price £150,000

- *Penthouse apartment with sea views*
- *Bright open-plan kitchen/living space*
- *Beautifully presented throughout*
- *Private roof terrace for outdoor living (4.5 x 3.6m / 15ft x 12ft)*
- *Contemporary fitted kitchen*
- *Close to the beach and local amenities*
- *Two well-proportioned bedrooms*
- *Modern walk-in shower room*
- *Ideal home, holiday retreat or investment*

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A beautifully presented two-bedroom penthouse apartment offering stylish, contemporary accommodation on Scarborough's popular South Cliff together with the exceptional benefit of a private roof terrace enjoying attractive sea views. Featuring a bright open-plan kitchen/living area, two well-proportioned bedrooms and a modern shower room, the property is ideally suited to first-time buyers, professionals, those seeking a coastal second home or investors alike. Conveniently located close to local amenities and the coastline, this superb apartment combines modern living with outstanding outdoor space in a highly desirable setting.



Council Tax Band: B



Stylish Two-Bedroom Penthouse Apartment with Private Roof Terrace and uninterrupted views to the sea and pier.

Occupying a superb top-floor position, this beautifully presented two-bedroom penthouse apartment offers contemporary coastal living with the rare addition of a generous private roof terrace enjoying far-reaching sea views. Finished to a high standard throughout, the property combines modern open-plan living with stylish interiors, making it an ideal permanent residence, second home or investment opportunity.

The accommodation is accessed via a welcoming entrance hallway, leading to a bright and spacious open-plan kitchen/living area. Designed for modern lifestyles, this impressive space features a sleek range of contemporary fitted units with integrated appliances, ample worktop space and a comfortable living area, all complemented by elevated rooftop and sea views.

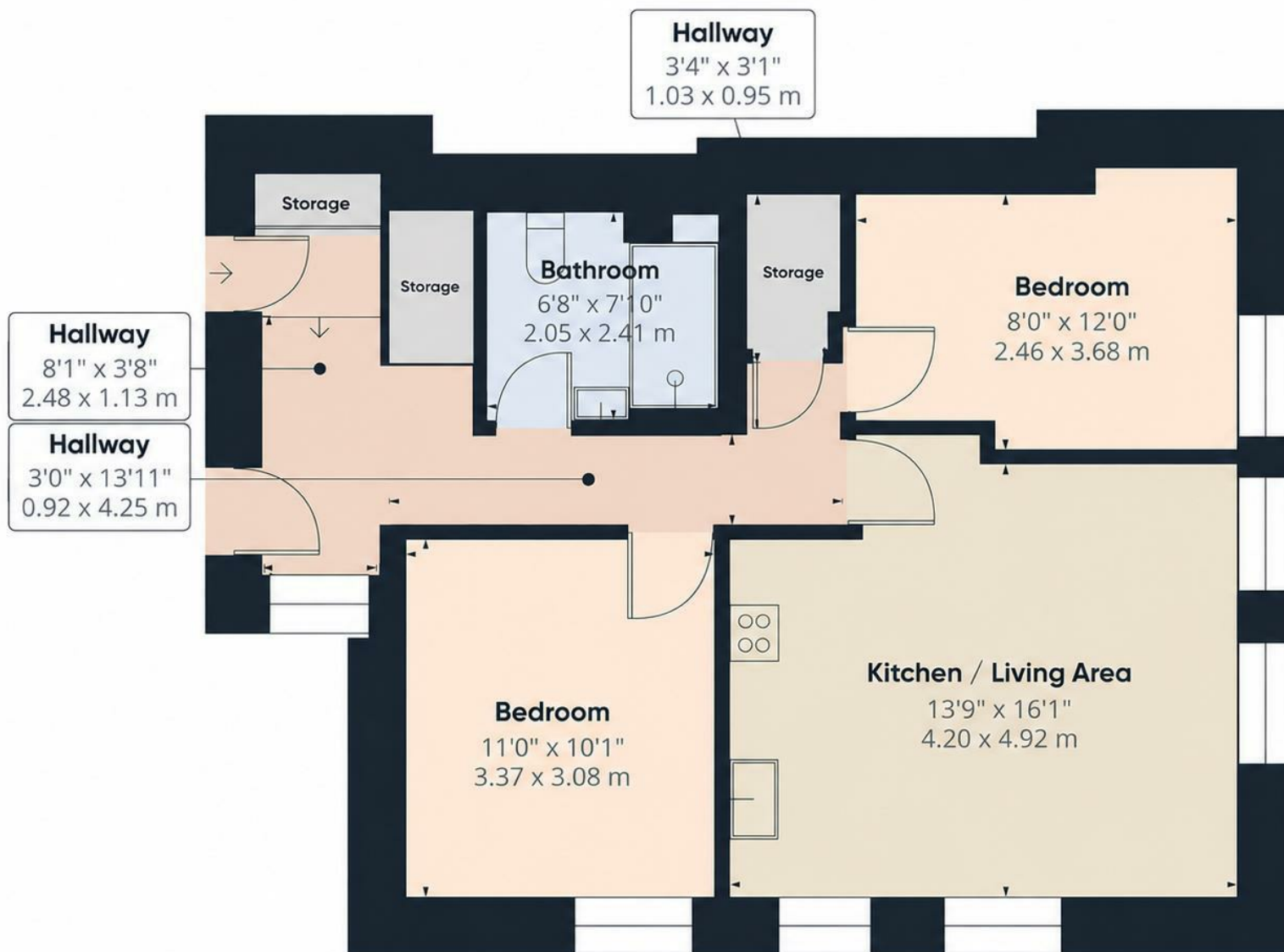
There are two well-proportioned bedrooms, including a generous principal double bedroom and a versatile second bedroom suitable for guests, a home office or nursery. The accommodation is served by a beautifully appointed modern shower room, finished with quality tiling and a large walk-in shower enclosure.

A particular highlight of this exceptional apartment is the impressive private roof terrace. Offering a fantastic outdoor entertaining space with ample room for seating and dining, it enjoys attractive views across the surrounding rooftops towards the sea, creating the perfect setting for relaxing or entertaining throughout the warmer months.

Situated in a desirable location on Scarborough's South Cliff the property enjoys convenient access to local amenities, shops, cafés, transport links and Scarborough's picturesque coastline, offering an enviable lifestyle in one of the town's most sought-after settings.

This outstanding apartment represents an excellent opportunity for professionals, couples, downsizers or those seeking a stylish coastal retreat, with internal viewing highly recommended to fully appreciate the quality, outlook and exceptional outdoor space on offer.





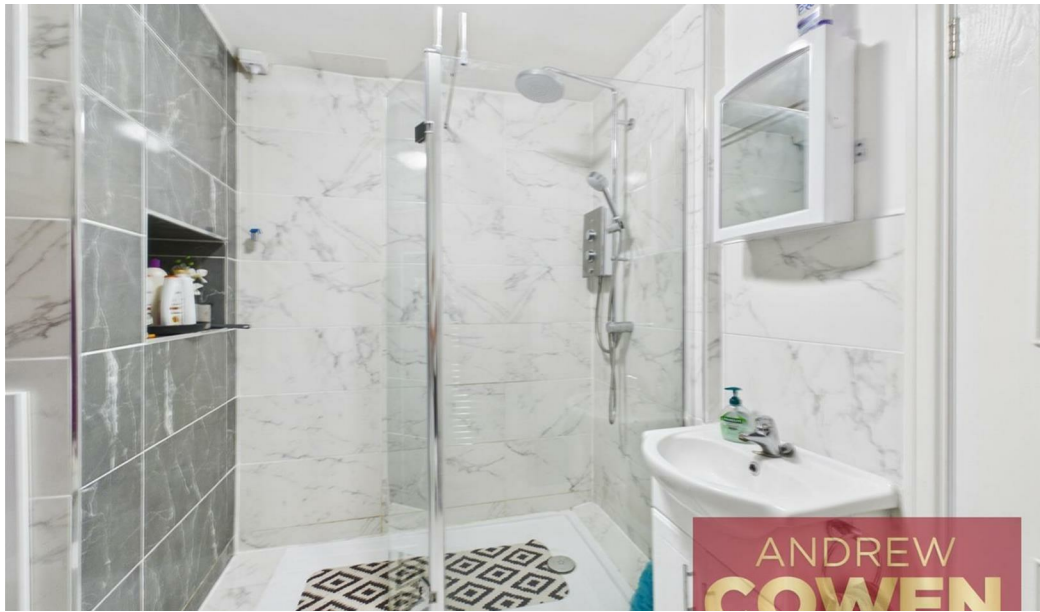
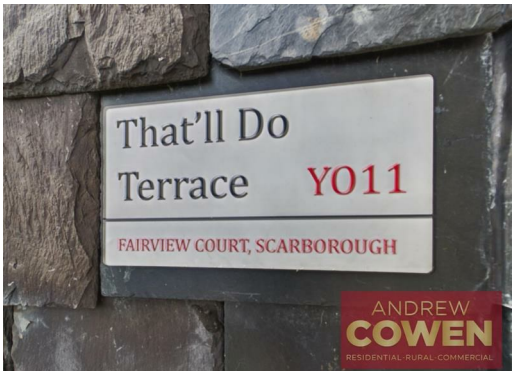
Approximate total area⁽¹⁾

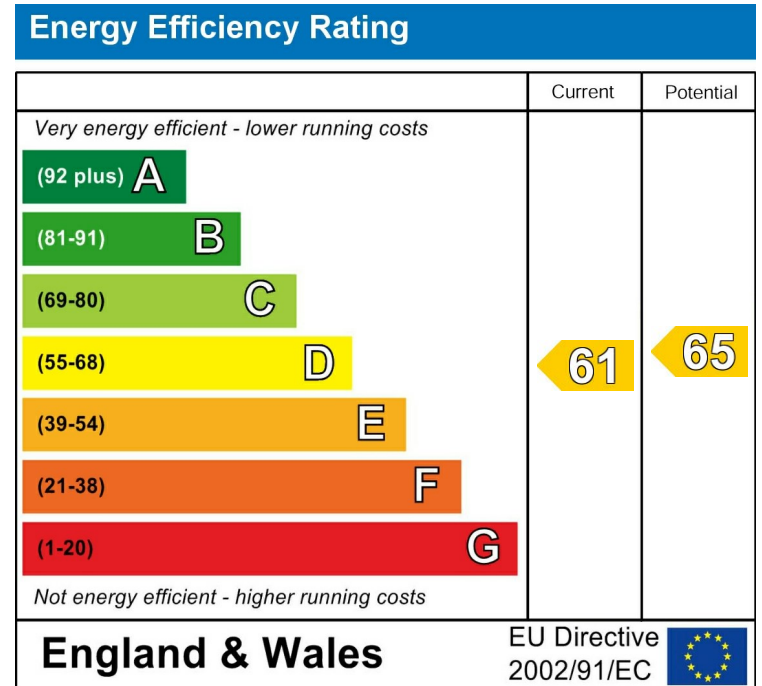
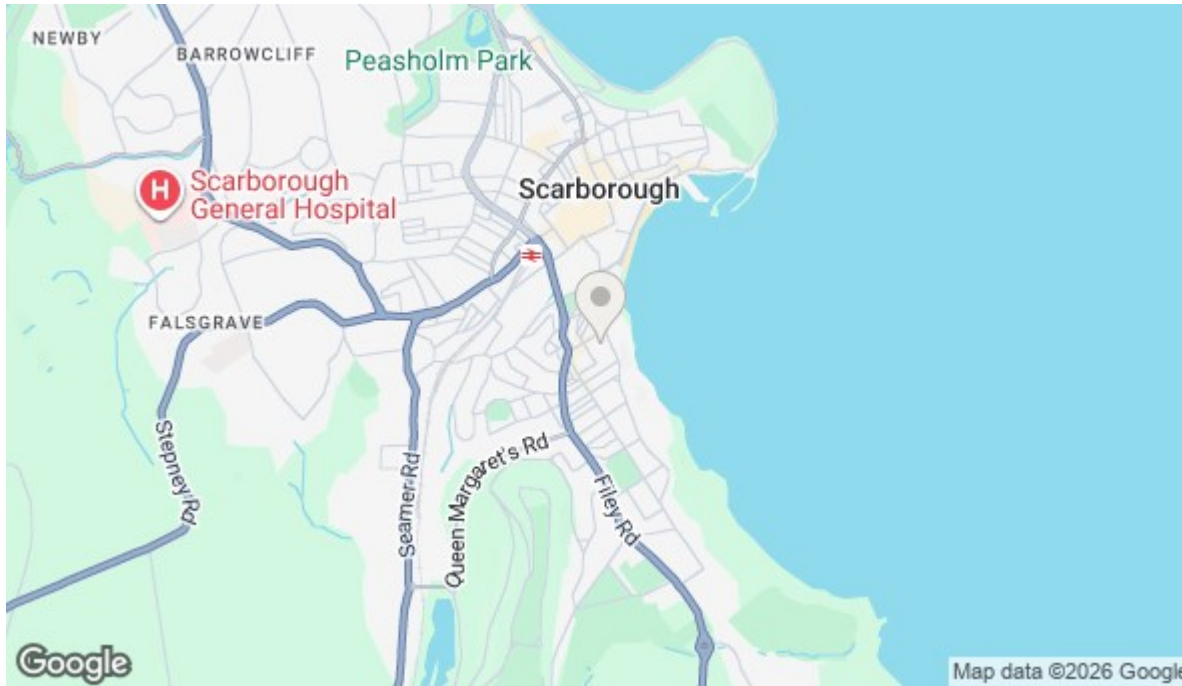
602 ft²
55.9 m²

(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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