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37 Eastborough, Scarborough
Guide Price **£450,000**



- STUNNING FOUR BEDROOM HOME WITH SELF-CONTAINED ONE BEDROOM APARTMENT
- LOCATED A 'STONE'S THROW' AWAY FROM SOUTH BAY BEACH
- FAR REACHING SEA VIEWS ACROSS TO SCARBOROUGH'S HARBOUR
- SUBSTANTIAL PROPERTY OVER SIX FLOORS
- NO ONWARD CHAIN

We are delighted to present this stunning and substantial six-floor residence, perfectly positioned just a stone's throw from Scarborough's iconic South Bay Beach and offering far-reaching sea views across to the harbour.

This impressive property comprises a beautifully appointed four bedroom home, accessed on the ground floor and thoughtfully arranged over four floors, featuring two elegant reception rooms, a modern kitchen, and a stylish house bathroom. The ambience throughout is light and airy, with contemporary finishes that blend seamlessly with the home's charming character. A unique highlight is the self-contained one bedroom apartment set over the two lower levels, offering a lounge, sleek kitchen, bathroom, spacious bedroom, and an additional occasional bedroom or hobbies room, ideal for guests or multi-generational living.

The basement apartment has been designed in a manner to make it a perfect independent holiday let, with this versatile property presenting an exceptional opportunity for both investors and families seeking flexible accommodation in a prime coastal location. With no onward chain and the convenience of being moments from local amenities, shops, and restaurants, this is an outstanding chance to secure a truly special home. Early viewing is highly recommended to fully appreciate all that this remarkable property has to offer.





BASEMENT LEVEL

Hallway 18' 1" x 5' 7" (5.50m x 1.70m)

Bedroom 13' 9" x 9' 6" (4.20m x 2.90m)

Occasional Bedroom 11' 2" x 8' 2" (3.40m x 2.50m)

Bathroom 7' 7" x 5' 7" (2.30m x 1.70m)

LOWER GROUND FLOOR

Hallway 14' 9" x 5' 11" (4.50m x 1.80m)

Kitchen 14' 9" x 9' 2" (4.50m x 2.80m)

Lounge 14' 9" x 16' 1" (4.50m x 4.90m)

GROUND FLOOR

Hallway 30' 2" x 5' 11" (9.20m x 1.80m)

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

Kitchen 15' 1" x 9' 2" (4.60m x 2.80m)

FIRST FLOOR

Landing 14' 5" x 5' 11" (4.40m x 1.80m)

Lounge 17' 1" x 15' 1" (5.20m x 4.60m)

Snug/Bedroom 14' 5" x 10' 2" (4.40m x 3.10m)

SECOND FLOOR - Landing

Bedroom 17' 9" x 14' 9" (5.40m x 4.50m)

Bathroom 14' 5" x 9' 10" (4.40m x 3.00m)

THIRD FLOOR - Landing 14' 5" x 5' 11" (4.40m x 1.80m)

Bedroom 16' 5" x 10' 6" (5.00m x 3.20m)

Bedroom 16' 5" x 10' 6" (5.00m x 3.20m)

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
397 sq.ft. (36.2 sq.m.) approx.



LOWER GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



GROUND FLOOR
475 sq.ft. (44.0 sq.m.) approx.



FIRST FLOOR
493 sq.ft. (45.7 sq.m.) approx.



SECOND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



THIRD FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 2674 sq.ft. (248.4 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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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