



PH ESTATE AGENTS



12, De Brus Court Marine Parade , Saltburn By The Sea, TS12 1EH

Offers Over £110,000



12, De Brus Court Marine Parade

, Saltburn By The Sea, TS12 1EH

Offers Over £110,000



IMPORTANT INFORMATION

The property is offered on a leasehold basis, with approximately 130 years remaining on the lease. An annual service charge of £800 is payable to De Brus Court Company.

COMMUNAL ENTRANCE

7'0" x 8'7" (2.13m x 2.62m)

Step inside from the private residents' car park and you'll find yourself in a well-maintained communal space. A secure entry door provides peace of mind, offering direct access to the apartments beyond.

PROPERTY ENTRANCE

2'11" x 3'4" (0.89m x 1.02m)

As you step in from the shared corridor, a sturdy wooden door welcomes you into a compact entryway. This small foyer acts as a gentle transition from the outside world, guiding you directly into the heart of the property's main living space.

RECEPTION/ DINING AREA

15'1" x 15'10" (4.60m x 4.83m)

The reception dining area is spacious enough to comfortably accommodate a three-seater sofa, along with a select arrangement of living room furniture. Toward the rear, there's ample room for a small dining table, perfect for

casual meals or entertaining guests. A striking floor-to-ceiling UPVC double-glazed window floods the space with natural light, offering uninterrupted views over the well-maintained communal lawn and stretching all the way to the sparkling sea beyond.

KITCHEN

The kitchen features a generous run of crisp white wall cabinets, base cupboards, and deep drawers that span the length of the main wall, creating ample storage and a bright, airy feel. Sleek dark countertops provide a striking contrast, while a built-in electric oven is seamlessly integrated below a modern hob and matching extractor fan. There's also space thoughtfully set aside for a few select freestanding appliances, making the kitchen both practical and stylish.

BEDROOM

7'4" x 10'3" (2.24m x 3.12m)

The bedroom is spacious enough to comfortably fit a double bed, along with smaller storage units such as nightstands or dressers. Natural light streams in through a UPVC double glazed window, which also helps keep the room quiet and well-insulated. The walls are freshly painted, giving the space a clean, inviting feel, while the soft carpet

underfoot adds a touch of warmth and comfort.

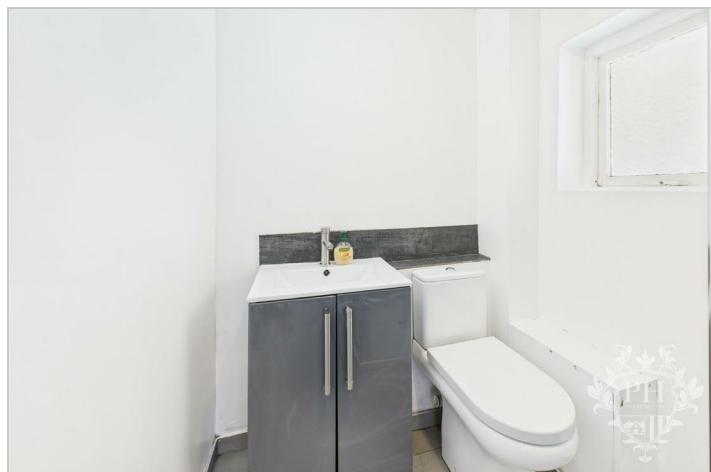
BATHROOM

7'4" x 4'10" (2.24m x 1.47m)

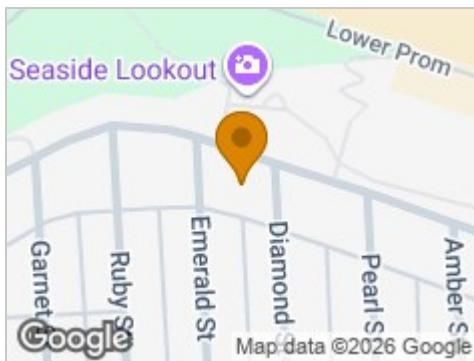
The bathroom features a contemporary three-piece suite, thoughtfully designed for both style and function. Step into the spacious double shower cubicle, fitted with a sleek thermostat-controlled shower for precise temperature comfort. The hand basin is set atop a practical storage unit, providing plenty of space to keep essentials out of sight, while the low-level w.c. adds to the room's clean, streamlined look. Partially tiled in a modern grey, the walls lend a subtle sophistication, enhanced by light-hued flooring that brightens and opens up the space. A chrome towel warmer adds a touch of luxury, and natural light filters softly through the UPVC double glazed frosted window, ensuring privacy without sacrificing brightness.

EXTERNAL

This property features a spacious private car park for residents tucked away at the rear, providing ample space for multiple vehicles. At the front, a wide stretch of well-maintained lawn welcomes you, setting the home back from the road. Located at ground floor level, the residence enjoys sweeping views over the sea, allowing you to take in the coastal scenery right from your window.



Road Map



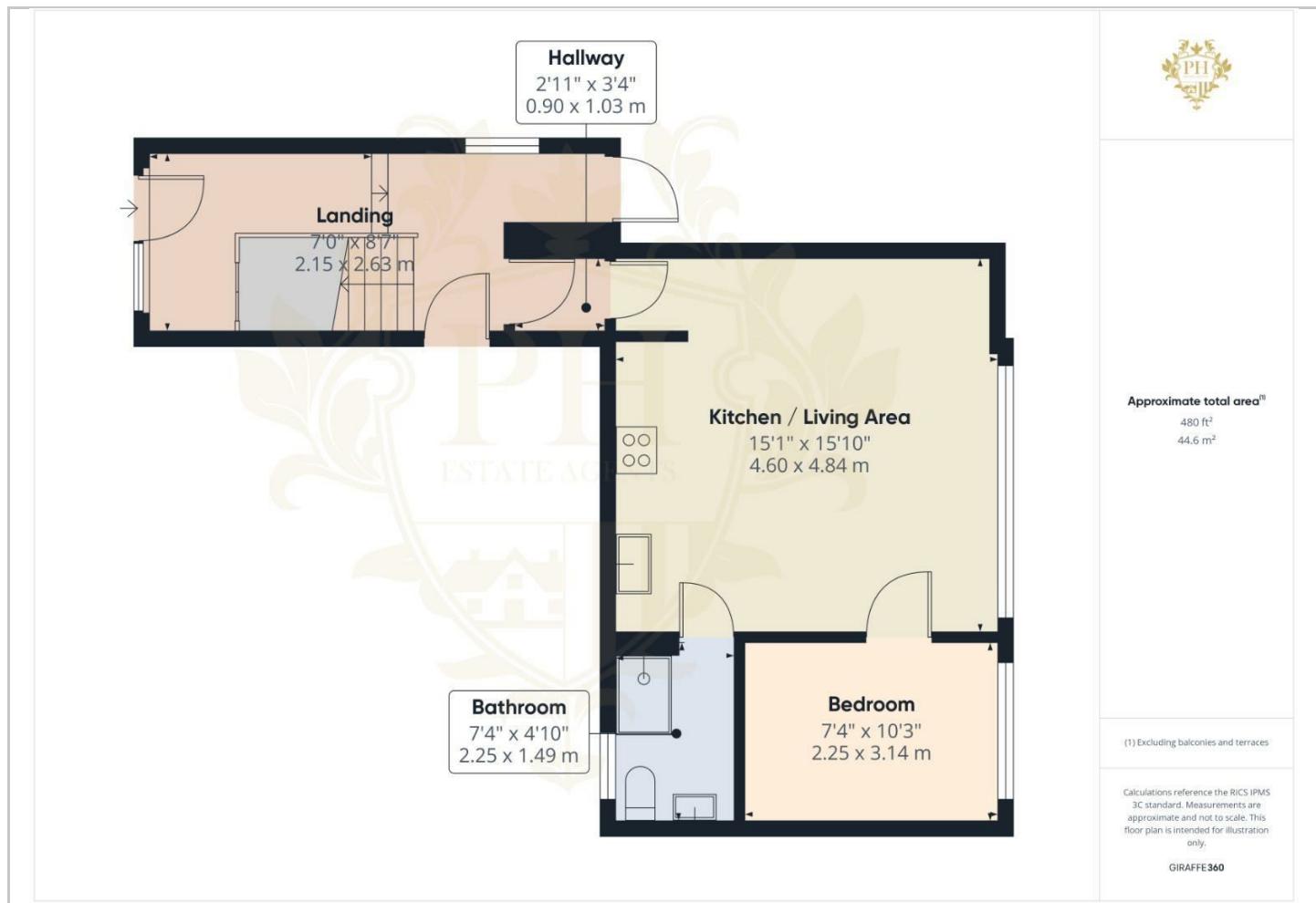
Hybrid Map



Terrain Map



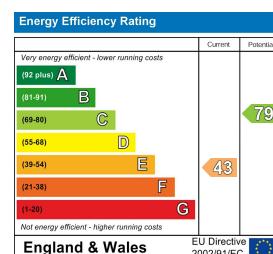
Floor Plan



Viewing

Please contact our Redcar Office on 01642 688814 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.