



colin ellis

St. Martins Avenue, Scarborough, YO11 2DA

** A Beautifully Presented Fourth Floor Apartment with Private Balcony and Spectacular Panoramic Views **

Occupying an enviable fourth floor position within the iconic Fairview Court development on Scarborough's highly regarded South Cliff, this beautifully presented two bedroom apartment enjoys breathtaking panoramic views over Scarborough Castle, the coastline, the North Sea and across the town from its private balcony.

The apartment combines spacious living with one of the finest outlooks available in this sought after coastal location. Accessed via a secure communal entrance with both lift and staircase, the property is ideally suited as a permanent residence or second home.

Guide Price £140,000



PROPERTY DESCRIPTION

The accommodation briefly comprises a welcoming entrance hall with useful built-in storage, leading to a living room where large patio doors frame the spectacular views and open directly onto the private balcony, an ideal place to relax whilst taking in the ever-changing coastal scenery. The separate fitted kitchen offers a practical layout with a range of wall and base units, ample worktop space and pleasant elevated views across the surrounding area.

There are two well proportioned bedrooms, including a principal double bedroom with fitted wardrobes and a versatile second bedroom, perfect for guests, a home office or occasional bedroom. Completing the accommodation is a modern bathroom fitted with a bath and shower over, wash hand basin and WC.

Situated on Scarborough's desirable South Cliff, Fairview Court is perfectly placed within comfortable walking distance of the Esplanade, South Bay beach, Scarborough Spa, Ramshill shopping parade and the town centre, offering an excellent range of independent shops, cafés, restaurants and transport links.

THE BUILDING

Fairview Court is one of Scarborough's most distinctive Victorian landmarks, occupying a prominent South Cliff position and immediately recognisable by its elegant soft pastel blue façade with contrasting white architectural detailing. Beautifully maintained, the building retains all the charm and grandeur of its Victorian origins, creating an impressive first impression from every angle.

Originally dating from 1856, the building has enjoyed a fascinating history, evolving from prestigious Victorian residences into the well-known Fairview Hotel before being sympathetically converted into the sought-after apartments enjoyed today.

One of Fairview Court's most striking features is the collection of decorative sculptured heads adorning the front elevation. These unusual carvings are believed to have originated from the nearby studio of celebrated Victorian photographer Oliver Sarony, whose Scarborough studio once stood opposite the building. Local historians suggest the heads represent artists associated with the studio, with one thought to portray Sarony himself, adding a unique piece of Scarborough's artistic heritage to this already impressive building.

Combining elegant Victorian architecture, fascinating history and an outstanding South Cliff setting, Fairview Court remains one of Scarborough's most recognisable and desirable residential addresses.

LIVING ROOM

KITCHEN

BEDROOM

BEDROOM

BATHROOM

TENURE

Our vendor has informed us of the following:

Leasehold with a share of the freehold with around 984 years remaining on the lease

Maintenance £1560 PA

Assured Periodic Tenancy (APT) are allowed

Pets - TBC

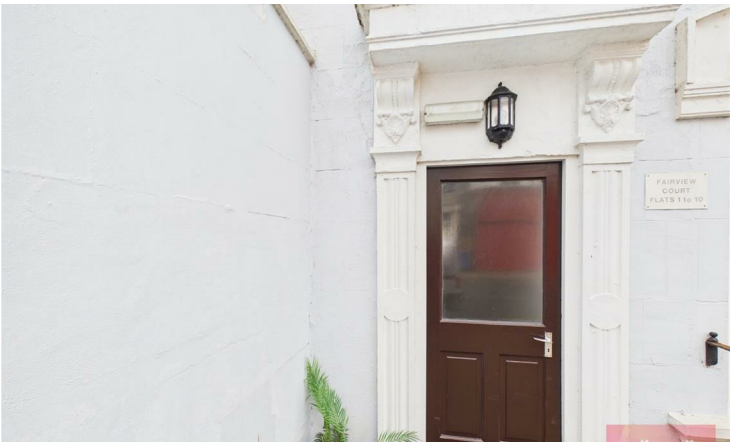
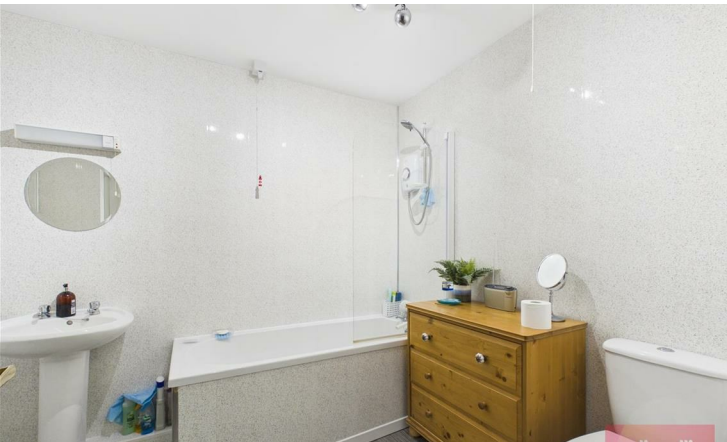
Holiday Lets - No

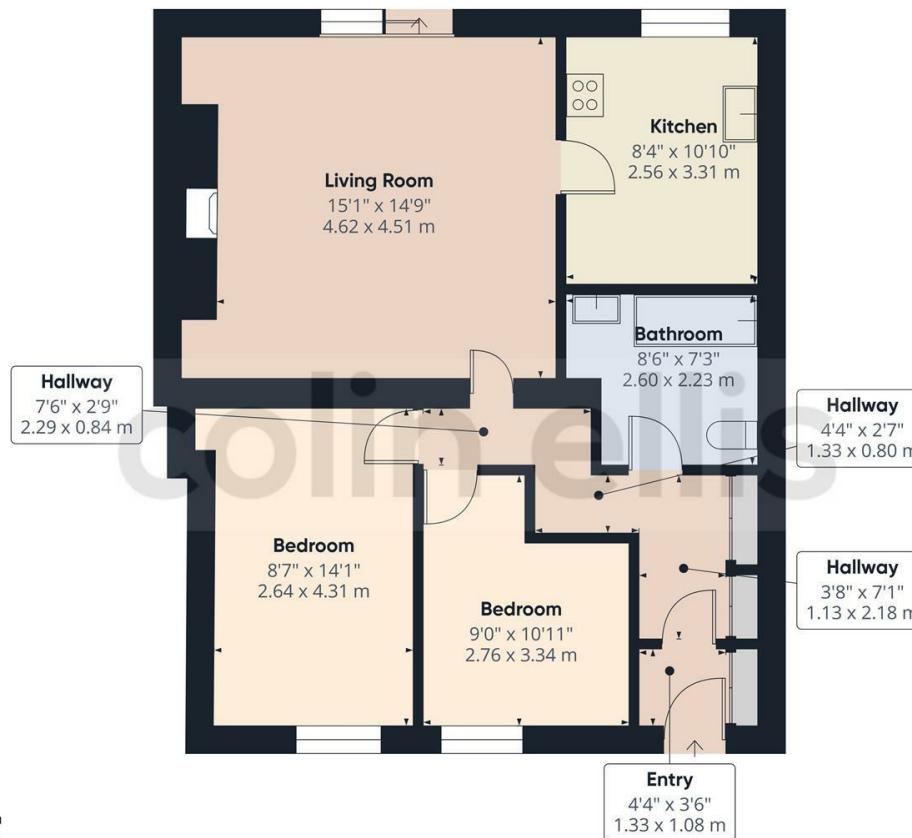
Please note all matters of tenure are subject to verification and clarification in a contract of sale

AGENTS NOTE

Apartments within Fairview Court are rarely available, particularly those enjoying such exceptional elevated views. Combining an iconic Victorian building, fascinating local history, spacious accommodation and one of the finest panoramic outlooks on the South Cliff, this is a unique opportunity to acquire a truly special coastal home.







Approximate total area⁽¹⁾
679 ft²
63.2 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.

GIRAFFE360

St. Martins Avenue - 18796589
Council Tax Band - B
Tenure - Leasehold - Share of Freehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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