



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

39 West Avenue, Filey
In Excess of **£400,000**



- BLOCK OF FLATS WITH FREEHOLD INTEREST
- 4 FLATS REMAINING - LOWER GROUND FLOOR FLAT HAS BEEN SOLD ON A 999 YEAR LEASE
- IDEAL INVESTMENT OPPORTUNITY
- PRIME RESIDENTIAL LOCATION
- GRADE II LISTED BUILDING
- OFFERED TO THE MARKET WITH NO CHAIN
- BUILDING CONVERTED IN 2012

We are delighted to present this freehold mid terrace building which offers four self contained flats. The lower ground floor flat, which has its own separate entrance, has been sold separately on a 999 year lease and contributes 20% towards insurance and maintenance costs of the building. Of the remaining 4 flats 2 are currently let and two are available to let. This property is also offering a rare and lucrative investment opportunity in a prime residential location.

Flat 1, located on the ground floor, features two generous bedrooms, a bathroom, and an open plan kitchen and lounge, perfect for modern living and is currently let at £660 per month.

Flat 2, positioned on the first floor, mirrors this versatile layout, offering two well-proportioned bedrooms, a bathroom, and a welcoming open plan kitchen and lounge area and it currently let at £625 per month.

Flat 3, occupying the second floor, presents a charming one-bedroom apartment with an open plan kitchen and lounge, complemented by a well-appointed bathroom. Flat 4, set on the third floor, boasts two bedrooms, a modern bathroom, a light-filled open plan kitchen and a lounge, ideal for both relaxation and entertaining. It also benefits from its own balcony, providing attractive additional outdoor space. Flats 3 & 4 are currently vacant but are expected to achieve £660 per month each.





Each flat is thoughtfully arranged to maximise space and comfort, providing versatile accommodation that will appeal to a wide range of tenants or buyers.

The property is offered to the market with no onward chain, ensuring a straightforward and efficient purchase process for discerning investors. With its Grade II listed status, historic appeal and conversion completed in 2012, the property presents an attractive combination of character and contemporary accommodation.

Its enviable position in a sought-after neighbourhood provides convenient access to local amenities, reputable schools and excellent transport links, further enhancing its long-term rental appeal and investment potential. Early viewing is highly recommended to fully appreciate the quality, character and potential this unique property has to offer.

GROUND FLOOR Flat 1:

Lounge 14' 5" x 13' 9" (4.40m x 4.20m)

Kitchen 8' 6" x 6' 11" (2.60m x 2.10m)

Bathroom 5' 3" x 4' 3" (1.60m x 1.30m)

Bedroom One 11' 10" x 11' 6" (3.60m x 3.50m)

Bedroom Two 11' 10" x 6' 11" (3.60m x 2.10m)

FIRST FLOOR Flat 2:

Lounge/Diner 13' 9" x 13' 1" (4.20m x 4.00m)

Kitchen 9' 2" x 6' 7" (2.80m x 2.00m)

Bathroom 5' 3" x 5' 3" (1.60m x 1.60m)

Bedroom One 11' 10" x 10' 6" (3.60m x 3.20m)

Bedroom Two 8' 6" x 7' 10" (2.60m x 2.40m)



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR
601 sq.ft. (55.6 sq.m.) approx.



2ND FLOOR
589 sq.ft. (54.1 sq.m.) approx.



3RD FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 2352 sq.ft. (218.5 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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SECOND FLOOR Flat 3:

Lounge/Diner 14' 9" x 14' 1" (4.50m x 4.30m)

Kitchen 11' 10" x 5' 7" (3.60m x 1.70m)

Bathroom 6' 7" x 5' 7" (2.00m x 1.70m)

Utility/Store 6' 3" x 5' 7" (1.90m x 1.70m)

Bedroom 18' 8" x 11' 10" (5.70m x 3.60m)

Dressing Room/Nursery/Study

THIRD FLOOR Flat 4:

Lounge/Diner 13' 1" x 12' 6" (4.00m x 3.80m)

Kitchen 11' 6" x 5' 3" (3.50m x 1.60m)

Bathroom 6' 11" x 5' 11" (2.10m x 1.80m)

Bedroom One 15' 9" x 11' 2" (4.80m x 3.40m)

Bedroom Two 16' 5" x 7' 3" (5.00m x 2.20m)

Balcony

OTHER INFORMATION:

Energy Performance Certificates:

Flat 1 - Band C Flat 2 - Band C Flat 3 - Band B Flat 4 - Band C

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.