



# Inglebys

Estate Agents



## 9 Alexandra House, Marine Parade

Saltburn-By-The-Sea, TS12 1EU

**Offers Around £380,000**



Occupying the prestigious top floor of the iconic Alexandra House, this exceptional three-bedroom penthouse apartment combines elegant contemporary living with breathtaking panoramic coastal views, offering one of Saltburn-by-the-Sea's most desirable residential opportunities.



Rarely does a property of this calibre become available within one of Saltburn's most recognised and admired landmark buildings. Situated on the top floor of the historic Grade II Listed Alexandra House, this stunning penthouse apartment offers an outstanding blend of period grandeur, modern luxury, and unrivalled coastal scenery.

Accessed via a lift and impressive communal entrance hall, the building retains many of its original Victorian features, including the magnificent revolving entrance door which serves as a reminder of Alexandra House's rich heritage. Originally constructed during Saltburn's Victorian heyday, Alexandra House has long been regarded as one of the town's most prestigious addresses, occupying a prime position along Marine Parade overlooking the dramatic Yorkshire coastline.

The apartment itself has been thoughtfully designed to maximise both space and views. The heart of the home is the spectacular contemporary kitchen, beautifully finished in a striking black and granite-inspired aesthetic with minimalist styling throughout. A central island and breakfast bar create an ideal space for entertaining, whilst a charming window seat provides the perfect place to sit and enjoy the ever-changing coastal outlook.

The spacious accommodation comprises three well-proportioned bedrooms and a luxurious bathroom featuring a walk-in shower and dual wash basins, finished to an exceptional standard. Large windows throughout flood the apartment with natural light and frame some of the finest views available anywhere in Saltburn.

From the principal living areas, residents can enjoy uninterrupted vistas across the North Sea, Huntcliff, the Cleveland Way and the dramatic surrounding coastline and countryside. To the rear, elevated views stretch across Saltburn's distinctive rooftops with further glimpses of the sea providing a wonderful backdrop.

Saltburn-by-the-Sea remains one of the North East's most sought-after coastal towns, famed for its Victorian charm, historic pier, cliff tramway, independent cafes, restaurants and stunning coastal walks. The town continues to attract buyers seeking an exceptional lifestyle location, combining seaside tranquility with excellent connectivity to Teesside, North Yorkshire and beyond.

Further benefiting from allocated parking for one vehicle, lift access, and a truly enviable position within one of Saltburn's finest buildings, this remarkable penthouse presents a rare opportunity to acquire what is undoubtedly one of the most impressive apartments currently available on the local market.

Tenure: Share of the Freehold.

Tenure Details: Residents own a share of the managing company that owns the Freehold. The monthly fee is £250.00, which includes listed building's insurance.

Council Tax: Redcar & Cleveland Borough Council. Band-D.

EPC Rating: B-Rating.

#### Communal Entrance

Solid wood double doors to the front elevation. Revolving door to the Hallway. Wooden flooring. Staircase leading to the top floor. Lift access to the top floor.

#### Fourth Floor

##### Entrance Hall 18'11" x 6'6" (5.77m x 2.00m)

Wooden flooring with underfloor heating. Large storage cupboard.

##### Living Room 18'1" x 13'4" (5.52m x 4.07m)

Showing iconic panoramic views of Saltburn's coastline and surrounding countryside with Large UPVC double glazed windows & window seat. Wooden flooring. Underfloor heating. Open access to the Kitchen.

##### Kitchen 18'6" x 13'8" (5.65m x 4.17m)

The beautifully appointed kitchen has been thoughtfully designed with a range of contemporary wall and base cabinetry, complemented by striking leather-effect granite worktops and matching splashbacks. A comprehensive suite of integrated appliances includes a fridge/freezer, washer-dryer, stainless steel under-mounted sink with mixer tap, built-in combination microwave oven and a separate electric oven featuring a practical slide-and-hide door.

Forming the focal point of the space is an impressive central island incorporating a four-ring induction hob and stylish breakfast bar, creating the perfect setting for both everyday living and entertaining. Finished with engineered wood flooring, underfloor heating and enjoying spectacular views to the front aspect with large UPVC double glazed windows & window seat, this exceptional kitchen effortlessly combines luxury, practicality and modern design.

##### Bedroom One 14'8" x 11'5" (4.49m x 3.48m)

Currently used as a second living room. Views to the rear aspect over Saltburn's rooftops with sea views beyond via tri-folding windows with access to the fire escape.

##### Bedroom Two 13'9" x 11'3" (4.21m x 3.43m)

Fitted wardrobes. Carpeted. UPVC double glazed windows to the rear aspect with views.

##### Bedroom Three 13'4" x 10'10" (4.08m x 3.32m)

Fitted wardrobes. Carpeted. UPVC double glazed window to the rear aspect with views.

##### Shower Room 9'4" x 8'1" (2.87m x 2.47m)

This luxurious bathroom has been finished to an exceptional standard, featuring a stylish fully tiled interior and a contemporary suite throughout. Twin countertop wash basins are elegantly positioned above wall-mounted vanity storage and complemented by sleek wall-mounted mixer taps. A spacious walk-in shower enclosure is fitted with a ceiling-mounted rainfall shower, creating a spa-like experience, while the modern W/C benefits from a concealed cistern and minimalist flush plate.

Further enhancements include a chrome heated towel radiator, a feature illuminated mirror with remote-controlled LED mood lighting, and tiled flooring with the added comfort of underfloor heating, combining practicality with sophisticated modern design.

#### External

##### Parking

To the rear of the building there is a shared car park for all residents with enough spaces for one car per apartment.

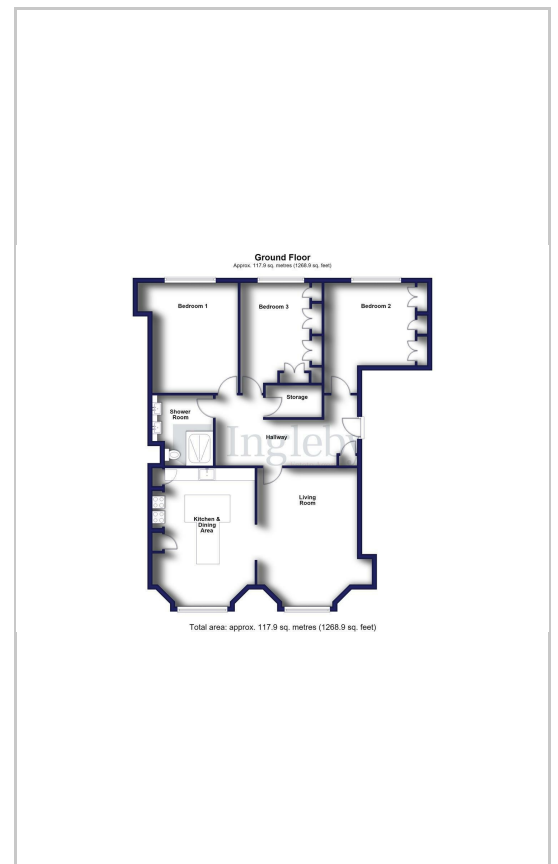
##### Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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		
	81	81
England & Wales	EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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