



Inglebys

Estate Agents



49 Foster Street

Brotton Saltburn-By-The-Sea, TS12 2TP

Guide Price £35,000



For sale through the traditional auction method only via our auction partner Auction House North Yorkshire and Tees Valley and the Live Stream auction on 19th May 2026

Situated in the popular area of Brotton, this charming two-bedroom terraced home offers an excellent opportunity for those seeking a coastal retreat or holiday home. Boasting picturesque hillside views, the property provides a peaceful setting while remaining close to local amenities. The accommodation comprises a lounge, dining room, kitchen, sun room and bathroom on the ground floor. To the first floor are two good sized bedrooms. Externally, the property enjoys a low-maintenance outdoor yard to the rear, and street parking to the front. The property requires a full scheme of modernisation, following which is perfectly suited as a holiday getaway, investment property, or first-time purchase.



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Auctioneers Notes

Property construction – Standard
 Electricity supply – Mains
 Water supply – Mains
 Sewerage – Mains
 Heating – Mains
 Broadband – Standard Speed – 16 mbps
 Mobile signal / coverage – O2/Three – Very Good/EE/Vodafone – Good
 Parking – On Street
 Building Safety – See Legal Pack
 Restrictions – No - See Legal Pack
 Rights and easements - See Legal Pack
 Flood risk – Very Low
 Coastal erosion – Very Low
 Planning permission – See Legal Pack – LATEST FENSA WORK 13/03/2006
 Accessibility / adaptations – See Legal Pack
 Coalfield or mining area - See Legal Pack

Energy Efficiency Rating (EPC)

Current Rating D

Local Authority

Redcar and Cleveland Borough Council

Solicitors

HNW Law, Suite 17, Ref: HNW Law, Tel: 01642 050800

Offered in association with

Inglebys Estate Agents

Important Notice to Prospective Buyers:

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

Additional Fees

Buyer's Premium - 1.8% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Administration Charge - £1800 inc VAT payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Ground Floor

Lounge
 Dining Room
 Kitchen
 Sun Room

The property briefly comprises of:

First Floor

Bedroom
 Bedroom
 Bathroom/WC

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.

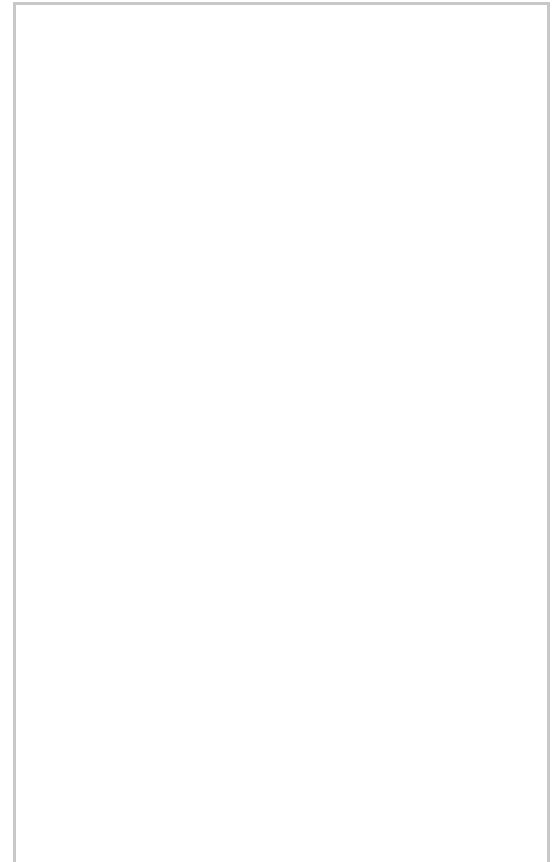
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

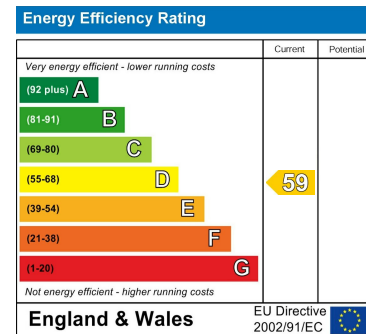
Area Map



Floor Plans



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

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