ANDREW COWEN







Apartment 2, Admiral's View 48 Holbeck Hill, Scarborough, YO11 3HT

Guide Price £250,000

- *Prestigious ground floor apartment.*
- *Private courtyard terrace.*
- *Contemporary bathroom and separate shower room.*
- *Two spacious double bedrooms.*
- *Stylish modern dining kitchen.*
- *Secure allocated and visitor parking.*
- *Large balcony with distant sea views.*
- *Spacious lounge with balcony access.*
- *Lift access and sought-after location.*

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Admiral's View 48 Holbeck Hill, Scarborough YO11 3HT

A beautifully presented and exceptionally spacious two-bedroom ground floor apartment forming part of a prestigious modern development, offering a generous amount of contemporary living space. Finished to an excellent standard throughout, the property features a generous living room opening onto a large covered balcony with distant sea views, a stylish fitted dining kitchen, two impressive double bedrooms, a luxurious family bathroom, separate shower room, and a private courtyard terrace accessed from the principal bedroom. Further benefits include secure allocated parking, visitor parking, lift access and an enviable coastal location close to local amenities and transport links, making this an outstanding home for professionals, downsizers or those seeking a high-quality seaside residence.

2 2 1 B

Council Tax Band: E





Occupying an enviable position within an exclusive modern development, this beautifully presented two-bedroom, two-bathroom ground floor apartment offers stylish, spacious accommodation finished to a high standard throughout. Combining contemporary design with generous proportions, the property makes an exceptional home for professionals, downsizers or those seeking a luxurious coastal retreat.

Accessed via a secure communal entrance with lift and stair access to all floors, the apartment welcomes you into a spacious entrance hallway leading to the principal accommodation. The impressive living room is a particular highlight, offering an abundance of natural light and direct access to a generous covered balcony, where sea views provide an attractive backdrop for relaxing or entertaining.

The modern fitted kitchen is thoughtfully designed with a comprehensive range of contemporary units, quality work surfaces and ample space for dining, creating a practical yet stylish environment for everyday living.

There are two exceptionally generous double bedrooms, both benefiting from fitted wardrobes and direct access to a substantial private courtyard terrace, providing a peaceful outdoor seating area. The accommodation is further complemented by two beautifully appointed bathrooms, comprising a contemporary family bathroom and a separate shower room, both finished with stylish fixtures and fittings, offering excellent convenience for residents and guests alike.

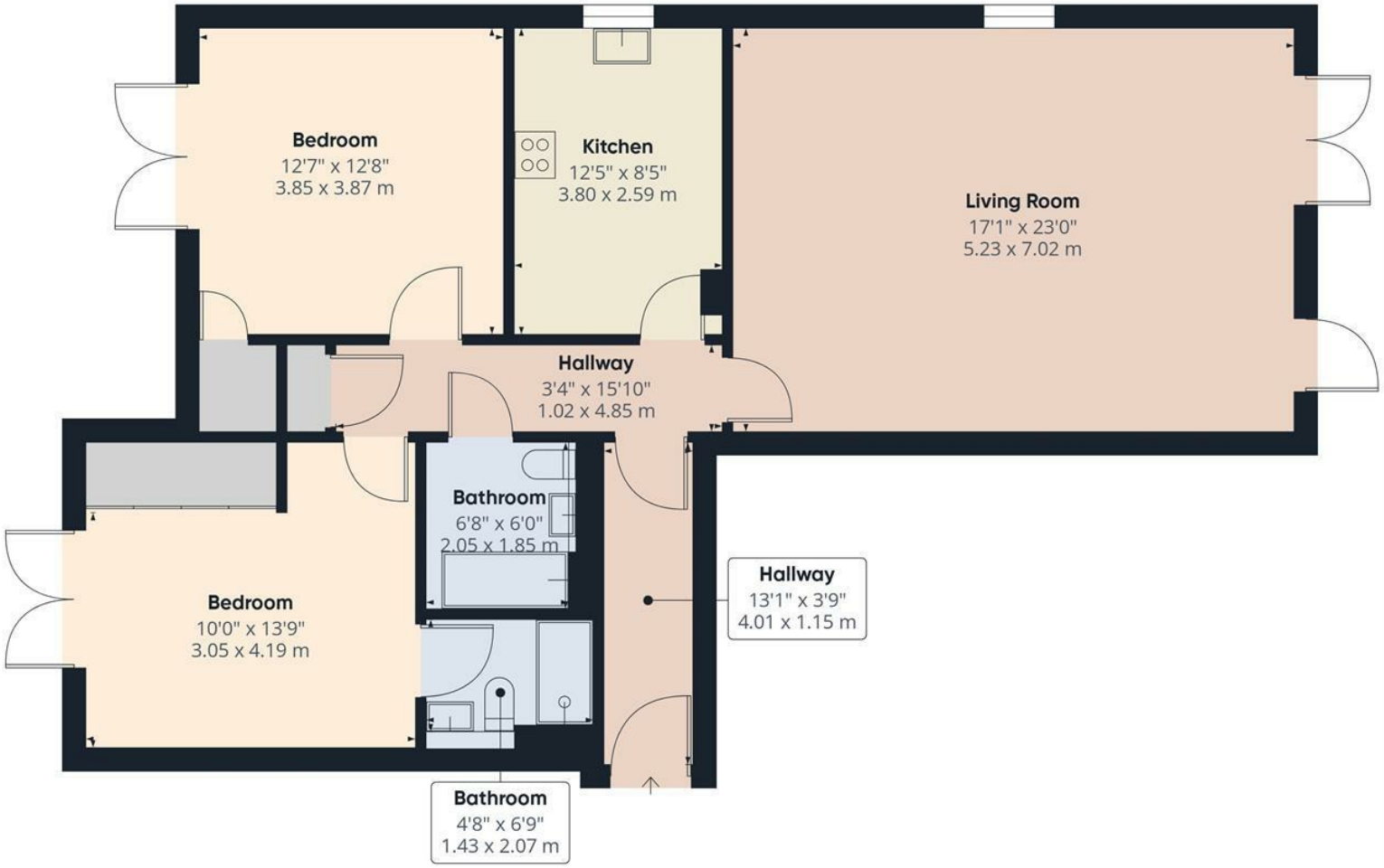
Externally, the development enjoys attractive communal grounds together with allocated residents' parking and visitor parking. The apartment further benefits from a secure private courtyard terrace in addition to the impressive covered balcony, providing exceptional outdoor space rarely found with apartment living.

Situated within a highly regarded residential location, the property offers easy access to Scarborough's coastline, local amenities, transport links and nearby countryside, whilst enjoying a peaceful setting with attractive open aspects and impressive sea views.

Offering generous accommodation, two double bedrooms, two bathrooms, outstanding presentation and excellent outdoor space, this superb apartment represents a rare opportunity to acquire a contemporary coastal home of exceptional quality. Early viewing is highly recommended.







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SALES - LETTINGS - MANAGEMENT

Approximate total area(1)

1046 ft²

97.2 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.

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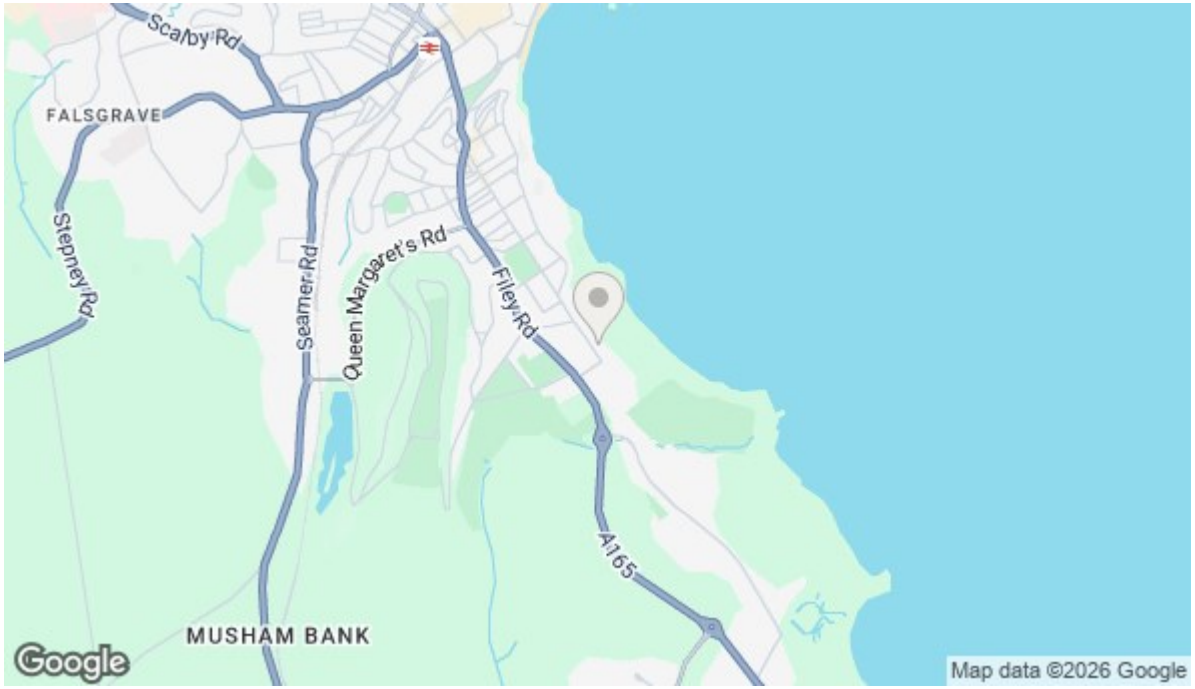

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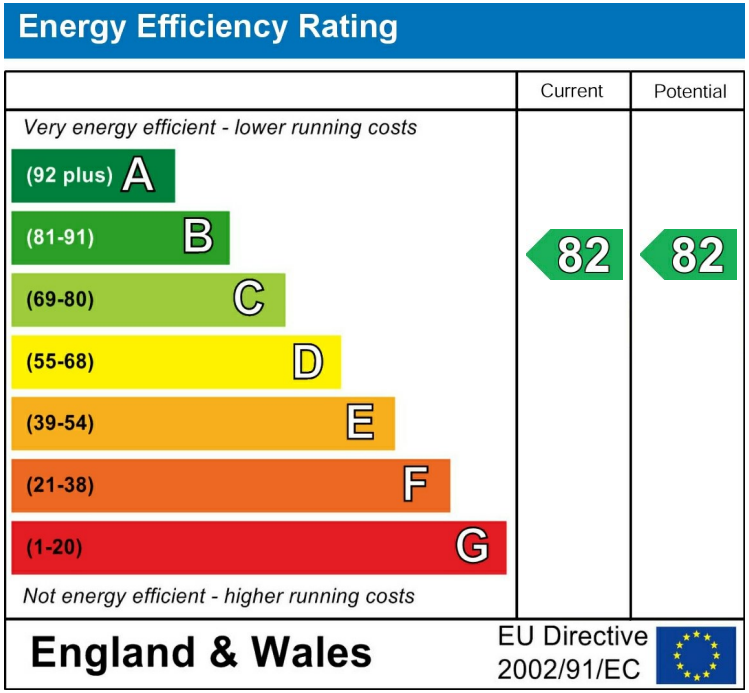

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Viewings

Call the office to make an appointment today!

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Looking to Sell?

Book a no obligation valuation today!

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