



For Sale £170,000



18 Melville Court, South Crescent Road, Filey

A fourth floor purpose built apartment in need of modernisation, offering spacious two bedroomed accommodation having the benefit of UPVC double glazing, electric heating and some sea views. The property is well situated for the local gardens, beach access and is a short flat walk away from the town centre amenities. The building is fully managed, with fire escape, private garage space, use of communal laundry facility, and lift access to all floors.

For sale with vacant possession and no onward chain.

Viewing is recommended.



2 Bedroom(s)



1 Reception(s)



1 Bathroom(s)



Communal Main Entrance Hall

Entryphone system providing for secure access to the building with doors off to the laundry room, garage area, staircase (leading up through the building) and lift access providing access to all floors.

Entrance Hall

Spacious L-shaped entrance hall with telephone point, built in utility/cloaks cupboard, intercom entry telephone, wall mounted electric storage heater and doors off to the lounge, kitchen, bathroom and bedrooms.

Lounge / Diner 3.64m (11'11) x 5.02m (16'6)

UPVC double glazed window looking westward to the front of the building and feature projected UPVC double glazed window looking to the side of the building, with some sea side views to Filey Bay. Television/satellite connection. Wall mounted electric radiator and storage heater.

Breakfast Kitchen 2.13m (7') x 3.64m (11'11)

Floor and wall cupboards, worktops, tiled splashback and inset sink unit with UPVC double glazed window over, looking westward to the front of the building. Integrated electric fan oven and ceramic style hob with canopy over. Freestanding space for a washing machine, fridge and freezer.

Bedroom One 3.9m (12'10) x 3.31m (10'10)

Range of fitted wardrobes. Television extension point. UPVC double glazed window looking to the side of the building. Please note: two images have been digitally staged using AI to illustrate how the bedroom could be furnished.

Bedroom Two 2.42m (7'11) x 3.65m (12')

UPVC double glazed window looking westward to the front of the building. Fitted wardrobes and bedside tables.

Bathroom 2m (6'7) x 2.42m (7'11)

A white three piece suite comprising of a panelled bath with mains shower over and sliding screen, pedestal handwash basin and low suite WC. Extractor fan. Electric towel rail. Built in airing cupboard housing the hot water cylinder.



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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These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Ref: 14022

For more information, please contact

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