



## Marine Parade

Saltburn-By-The-Sea, TS12 1BU

**£240,000**



Located on Marine Parade in Saltburn-By-The-Sea, this stunning two-bedroom apartment is a true gem within the historic former Zetland Hotel. The property boasts a charming blend of character and modern living, making it an ideal choice for those seeking a coastal retreat.

The apartment features two double bedrooms, with the master bedroom large enough to accommodate a King-sized bed, off street parking for one vehicle, high quality bathroom and kitchen suites and stunning views of the Saltburn coastline to the front aspect.

Available immediately with vacant possession.



Tenure: Freehold

Council Tax Band: TBC - currently on business rates

EPC Rating: C

### Entrance Hallway

#### Open Plan Living Room and Kitchen 12'7" x 13'3" reducing to 10'2" (3.84 x 4.06 reducing to 3.1)

Wooden sash windows to the front aspect with stunning coastal views.

Bespoke wooden window shutters.

Electric log burner effect fire.

Fitted wall and base units with quartz roll top work surfaces.

Stainless steel sink with mixer tap.

Integrated single electric oven with matching electric hob and overhead extractor.

Fridge with integrated icebox.

#### Bedroom One 11'1" x 15'2" (3.38 x 4.63)

A spacious double bedroom, large enough to accommodate a king-sized bed.

Wooden sash window to the side aspect.

Bespoke wooden window shutters.

Storage cupboard housing a hot water tank.

#### Bedroom Two 7'6" x 12'7" reducing to 10'0" (2.3 x 3.84 reducing to 3.07)

Wooden sash windows to the front aspect with stunning coastal views.

Bespoke wooden window shutters.

#### Bathroom 9'8" x 5'8" (2.97 x 1.75)

A well presented, three piece bathroom suite comprising of a low level WC, wash hand basin inset into a vanity unit and a panelled bath with shower over.

Glass shower screen.

Column radiator with towel warmer.

Tile effect vinyl flooring.

### Off Street Parking

To the rear of the building is one allocated parking space for this 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.

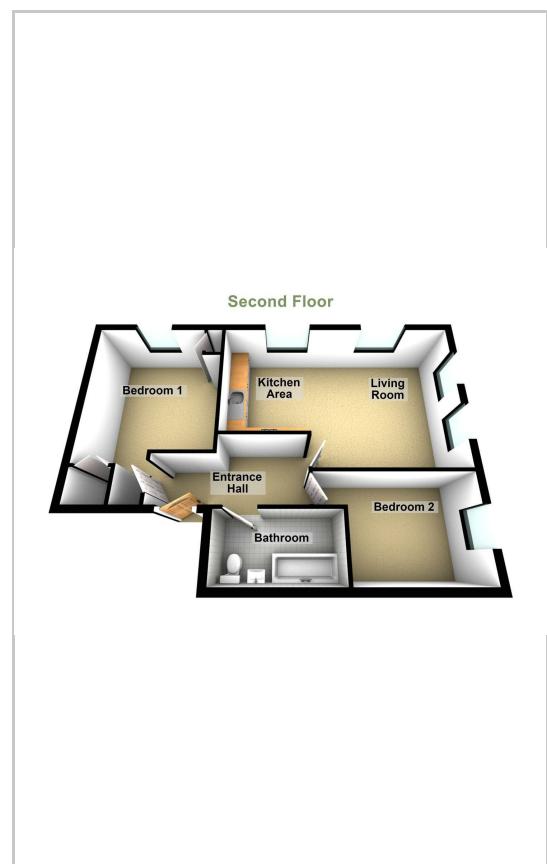
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering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

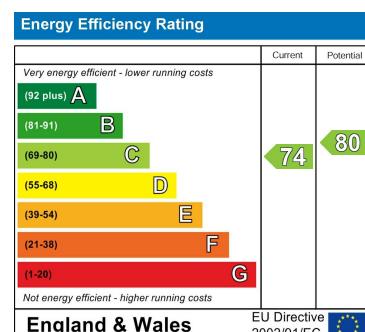
### Area Map



### 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.