



Inglebys

Estate Agents



Marine Parade

Saltburn-By-The-Sea, TS12 1BU

£245,000



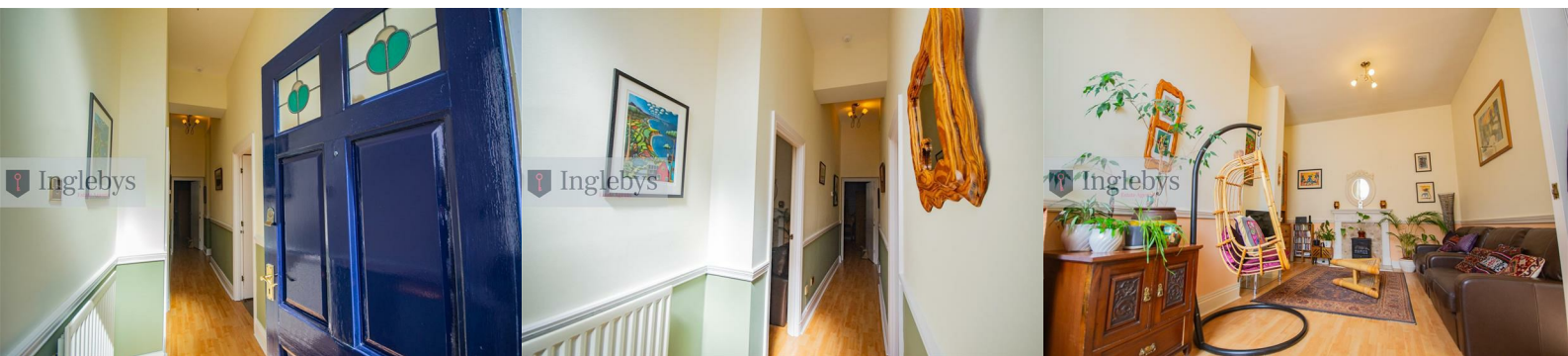
Situated on the highly sought-after Marine Parade in Saltburn-by-the-Sea, this exceptional two-bedroom spacious apartment forms part of the historic former Zetland Hotel, offering a unique blend of period charm and contemporary living.

Accessed via its own private entrance, the property enjoys a rare sense of independence and privacy, further enhanced by a stylish mezzanine level that provides additional versatile living space. The apartment features two well-proportioned double bedrooms, with the principal bedroom comfortably accommodating a king-size bed.

Finished to a high standard throughout, the property boasts a modern, high-quality kitchen and a beautifully appointed bathroom suite, creating a ready-to-move-into home ideal for a range of buyers.

Externally, the apartment benefits from an allocated off-street parking space, a valuable feature in this desirable coastal location.

Offered for sale with vacant possession and available immediately, this impressive home would make an ideal main residence, weekend retreat, or investment opportunity.



Tenure: Leasehold

Council Tax Band: Band B

EPC Rating: Awaiting Certificate.

Entrance Hallway

Accessed through own entrance door. Laminate flooring. Feature stained glass leaded window. Dado rail. Radiator.

Lounge 19'9" x 10'0" (6.04m x 3.05m)

Window to the rear aspect. Laminate flooring. Double radiator. Adam style fire surround. Television and telephone points.

Kitchen 14'1" x 8'11" (4.30m x 2.74m)

Wall and base units with roll top laminate work surfaces and tiled splashback. One and a half bowl sink unit with mixer tap over. Plumbed for automatic washing machine. Built in four ring gas hob and electric oven with overhead extractor hood. Double radiator. Window to the rear aspect. Wall mounted central heating boiler.

Bedroom One 12'8" 11'8" (3.87m 3.57m)

Window to the side aspect. Laminate flooring. Airing cupboard. Double radiator. telephone point.

Bedroom Two 15'3" x 6'1" (4.66m x 1.86m)

Window to the side aspect. Dado rail. Double radiator. Laminate flooring. A mezzanine style bedroom.

Bathroom

Three piece suite in white with shower. Radiator. Extractor fan and italian ceramic floor tiles.

Exterior

Allocated parking to the rear. Bay No. 26.

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.

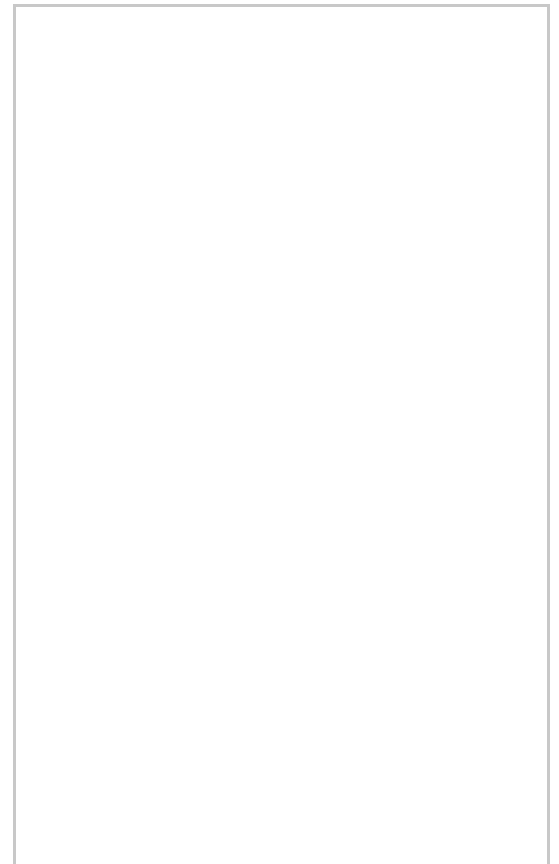
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Area Map



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		
England & Wales	EU Directive 2002/91/EC	

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