



7B Southdene  
Filey, YO14 9BB  
Guide price £185,000



PERFECT FIRST HOME, HOLIDAY HOME OR RENTAL PROPERTY  
FIRST FLOOR 2 BEDROOMED APARTMENT  
CLOSE PROXIMITY TO THE BEACH, TOWN CENTRE, BUS AND RAILWAY STATION  
BEAUTIFULLY PRESENTED THROUGHOUT  
DESIRABLE LOCATION  
NO ONWARD CHAIN. EPC C



## Summary

Craven-Holmes is delighted to present this charming two-bedroom, first-floor apartment in a highly sought-after Filey location. Offered with no onward chain, this property is an ideal choice for first-time buyers, investors, or those seeking a coastal holiday retreat.

Inside, the light-filled communal foyer leads to a welcoming private entrance hall. The heart of the home is the impressive lounge, featuring a large bay window that floods the space with natural light and offers a glimpse of the sea. The accommodation includes two well-proportioned bedrooms, including a generous principal double, alongside both a main bathroom and a separate shower room. To the rear, the spacious kitchen is fully equipped with an integrated oven, hob, and extractor, with ample space for additional appliances. Excellent storage is found throughout, including a large hallway cupboard and under-stairs space.

We believe the property to be freehold, with a deed of covenant in place, and are not aware of any restrictions.

## Description

Lounge 4.88m (16') x 4.084m (13'4")

Fireplace feature. uPVC double glazed bay window looking on to Southdene.

Kitchen 3.835m (12' 7") x 2.87m (9' 5")

Recently updated kitchen comprising of a range of floor and wall units in a navy blue finish, worktops and stainless steel sink unit. Bullseye ceiling spotlights. Built in appliances include a stainless steel finished electric fan assisted oven with gas hob and canopy style cooker hood over. Plumbing for an automatic washer, space for a fridge freezer. uPVC double glazed window and uPVC door to fire escape. One central heating radiator.

Entrance Hall 9.449m (31'0 ) x 0.991m (3' 3")

Front entrance door. One central heating radiator. Storage cupboard under stairs, two further hall cupboard.

Bathroom 2.489m (8' 2") x 2.032m (6' 8")

Three-piece suite in white, comprising of a panelled bath with shower head and taps, pedestal hand wash basin, and w.c. One centrally heated towel rail. Sash window looking onto the rear yard area. Wall mounted gas fired combi-boiler providing for domestic hot water and central heating

Shower Room 1.753m (5' 9") x 1.524m (5'0 )

Shower cubicle with mains shower fitting over, pedestal hand wash basin and w.c. One centrally heated towel rail. Sash window looking onto the rear yard area.

Bedroom 4.674m (15' 4") x 3.861m (12.8")

Large double bedroom. One central heating radiator. uPVC double glazed window looking onto the rear yard.

Bedroom 2.743m (9' 0") x 2.591m (8' 6")

One central heating radiator. uPVC double glazed window looking on to Southdene

Outside

Fire escape to the rear of the property.

Council Tax

Online enquires suggest the property to be 'Band A' EPC is C.

## Location

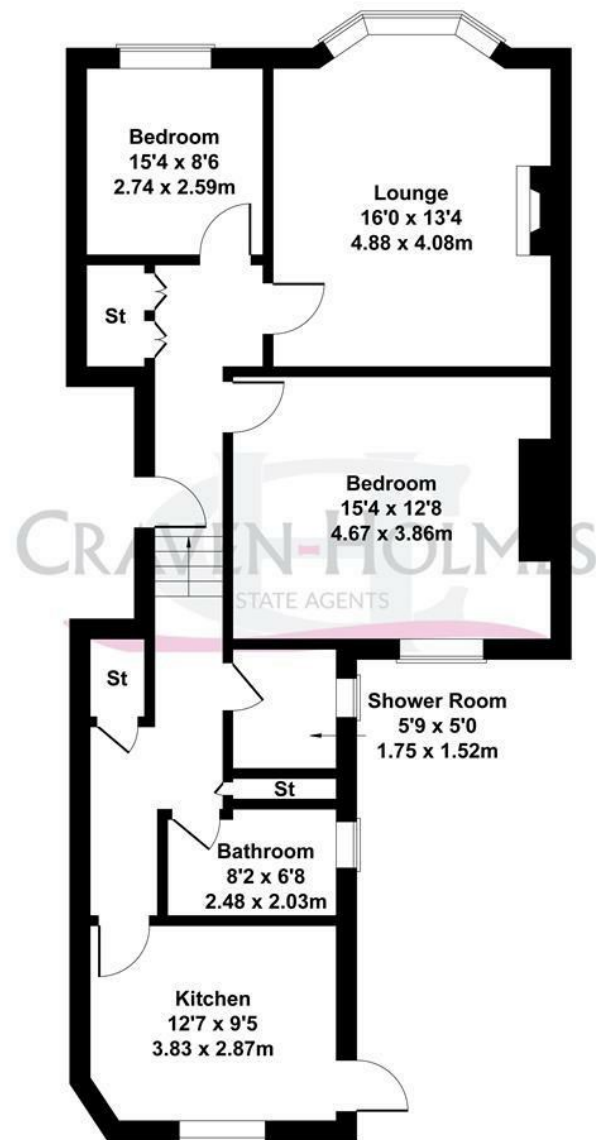
Filey is a fantastic little coastal town with endless charm, fantastic beaches and is a step away from the hustle and bustle of Scarborough. The property is situated within 5 minutes walking distance from the town center, beach and the glorious Crescent Gardens. 10 minutes walk from Tesco's, the bus station and the railway station, making it perfect for the commuter. Filey is located at the eastern end of the Cleveland Way, a long-distance footpath; it starts at Helmsley and skirts the North York Moors. It was the second National Trail to be opened (1969). The town is at the northern end of the Yorkshire Wolds Way National Trail which starts at Hessle and crosses the Yorkshire Wolds. Filey has a railway station on the Yorkshire Coast Line.



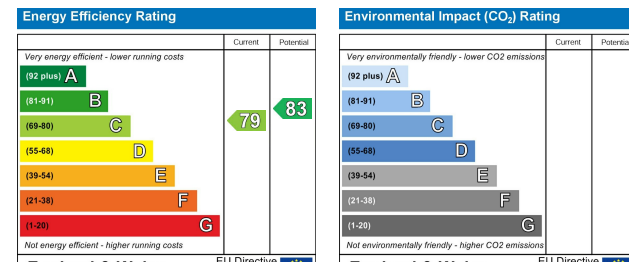


# 7B, Southdene Filey YO14 9BB

Approximate Gross Internal Area  
861 sq ft - 80 sq m



Not to Scale. Produced by The Plan Portal 2026



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