





Flat 4

25 West Street, Scarborough

- WELL PRESENTED SECOND FLOOR FREEHOLD FLAT
- POPULAR SOUTH CLIFF LOCATION
- TWO BEDROOMS
- LOUNGE WITH FIREPLACE
- TWO RECEPTION ROOMS
- SET OVER THREE FLOORS

We are delighted to present this well presented second floor freehold flat, ideally situated in the ever-popular South Cliff location.

Set over three floors, this impressive property offers a versatile and spacious layout, perfectly suited to a range of lifestyles. The flat features two generously sized bedrooms, providing comfortable accommodation for residents or guests alike. The inviting lounge, complete with a charming fireplace, creates a warm and welcoming atmosphere, ideal for relaxing evenings or entertaining friends. Two reception rooms offer flexible spaces for dining, a home office, or a cosy retreat, allowing you to tailor the home to your individual needs. Thoughtfully maintained throughout, the property combines classic character with modern convenience, ensuring a comfortable living environment.

Located in a sought-after area renowned for its vibrant community and convenient access to local amenities, this flat offers an exceptional opportunity for those seeking a stylish and adaptable home. Viewing is highly recommended to fully appreciate all that this superb property has to offer.

Council Tax band: A

Tenure: Freehold





SECOND FLOOR

Kitchen 12' 6" x 9' 6" (3.80m x 2.90m)

Bathroom 8' 6" x 5' 3" (2.60m x 1.60m)

THIRD FLOOR

Dining Room 11' 10" x 9' 10" (3.60m x 3.00m)

Lounge 16' 5" x 11' 6" (5.00m x 3.50m)

Hallway 11' 10" x 3' 11" (3.60m x 1.20m)

Bedroom Two 12' 6" x 8' 6" (3.80m x 2.60m)

FOURTH FLOOR

Landing

Bedroom One 17' 1" x 11' 2" (5.20m x 3.40m)

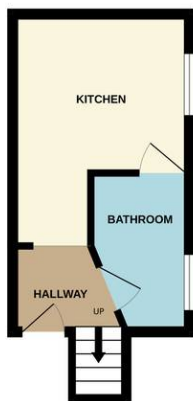
Walk in Wardrobe 8' 6" x 6' 11" (2.60m x 2.10m)

HMRC - If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office

TENURE/MAINTENANCE - We have been advised by the owner that the property is freehold and that there is a maintenance agreement in place at a cost of £1402 per year with Nicholson's. We have been informed by the owner that pets and residential letting is allowed but not holiday letting.



2ND FLOOR
172 sq.ft. (15.9 sq.m.) approx.



3RD FLOOR
549 sq.ft. (51.0 sq.m.) approx.



4TH FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.6 sq.m.) approx.

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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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132