





- WELL PRESENTED TWO BEDROOM THIRD FLOOR FLAT
- PASSENGER LIFT
- POPULAR ESPLANADE AREA
- LOUNGE WITH SEA VIEWS
- SPACIOUS LOUNGE/DINING AREA
- FITTED KITCHEN
- ON STREET PARKING
- WC AND BATHROOM

We are delighted to present this well presented two bedroom leasehold with share of freehold third floor flat, ideally located in the ever-popular Esplanade area.

This appealing property has a passenger lift, ensuring ease and convenience for residents and guests alike. The spacious lounge/dining area is a standout feature, offering a wonderful setting for relaxation and entertaining, complemented by impressive sea views that create a tranquil and uplifting ambience throughout the home. The fitted kitchen is thoughtfully designed, providing ample workspace and storage, making it well suited for both every-day living and hosting friends or family. Both bedrooms are generously proportioned, allowing for comfortable furnishings and flexible living arrangements. The property further benefits from a separate WC and a well-appointed bathroom, enhancing practicality.

Residents will appreciate the convenience of on street parking, adding to the overall appeal of this charming flat. Situated in a sought-after location with easy access to local amenities and transport links, this property offers an enviable lifestyle opportunity. Early viewing is highly recommended to fully appreciate the quality and setting of this delightful home.





Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

THIRD FLOOR

Entrance Hall

Kitchen 13' 5" x 6' 7" (4.10m x 2.00m)

Lounge 15' 9" x 13' 5" (4.80m x 4.10m)

Bathroom 10' 6" x 5' 7" (3.20m x 1.70m)

WC 5' 3" x 2' 11" (1.60m x 0.90m)

Bedroom 1 15' 5" x 9' 10" (4.70m x 3.00m)

Bedroom 2 13' 5" x 9' 6" (4.10m x 2.90m)

HMRC

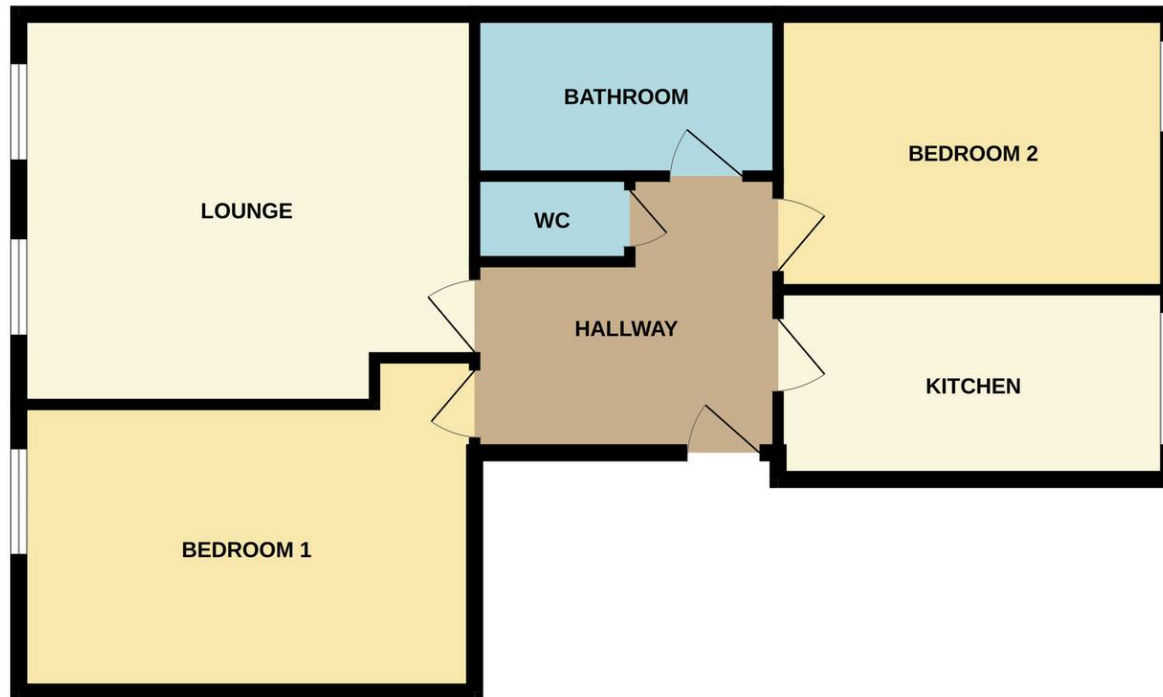
If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.

TENURE/MAINTENANCE

We have been informed by the owner that the property is leasehold with a share of freehold with 95 years and a maintenance fee of £2280.32 per year and ground rent is £50.00 per year.



THIRD FLOOR
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.0 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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Interested?

Contact our friendly team today
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With you every step of the way



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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