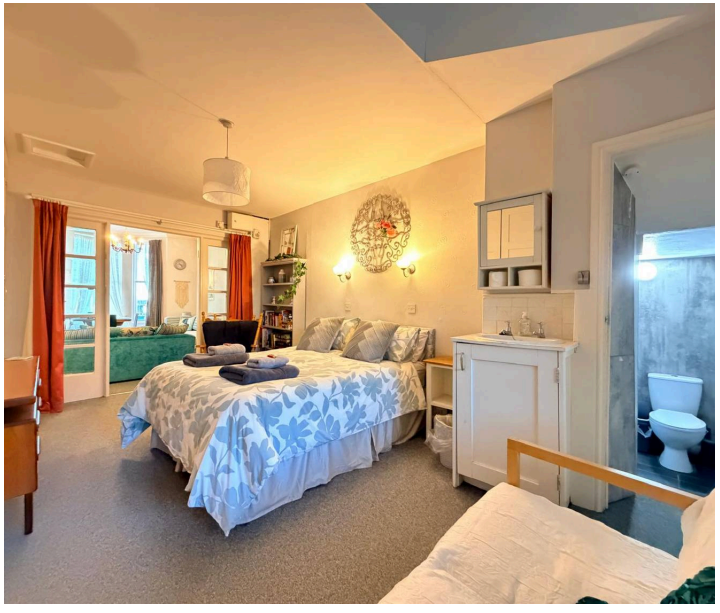


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For over 30 years

1 Marlborough Street, Scarborough

Guide Price **£350,000**







1 Marlborough Street

Scarborough

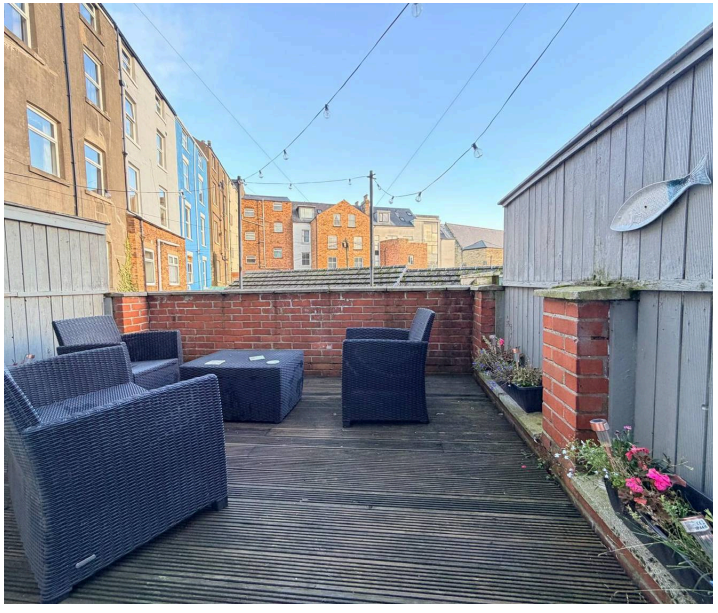
- SUBSTANTIAL FIVE/SIX BEDROOM TERRACED HOME
- PICTURESQUE SEA AND BEACH VIEWS
- WELL PRESENTED THROUGHOUT
- POPULAR OLD TOWN LOCATION
- SET OVER FIVE SPACIOUS FLOORS
- BASEMENT LEVEL WC, KITCHEN AND DINING AREA
- FOUR BEDROOMS WITH EN-SUITES
- LOW MAINTENANCE DECKED YARD

A FANTASTIC OPPORTUNITY to acquire this SUBSTANTIAL FIVE/SIX BEDROOM TERRACED HOME, occupying an enviable central town position with PICTURESQUE SEA AND BEACH VIEWS. Well presented throughout and arranged over FIVE SPACIOUS FLOORS, this versatile property offers an abundance of natural light and a flexible layout suited to a variety of lifestyles. With multiple living areas, kitchen facilities across several levels and four bedrooms with en-suites, there is plenty of space for family life, visiting guests or working from home.

The basement level has its OWN PRIVATE ENTRANCE and comprises a lounge, a dining area with stairs to the ground floor open plan to the kitchen, a WC and a versatile room that could be used as a bedroom, snug or office. This self-contained arrangement provides flexibility for those seeking additional living space. The ground floor has a separate entrance and features a lounge with a fireplace, creating an inviting setting in which to relax. Double doors lead from the lounge to a bedroom, which has a door to the kitchen and a further door to an en-suite wet room.







On the first floor, the landing leads to a beautifully presented lounge, where a bay window welcomes natural light and adds character to the room. A kitchenette provides added convenience, while a further bedroom with an en-suite is accessed from the landing. The second floor offers two bedrooms, one with access to an en-suite and the other featuring a bay window and a door to a shower room. The shower room can also be accessed from the landing, providing a practical arrangement for residents and guests. On the third floor, the landing leads to a kitchen/diner with beautiful views, making it a place to enjoy a meal while taking in the coastal setting. A further bedroom on this level benefits from its own en-suite.

The accommodation offers considerable versatility, with the choice of five or six bedrooms depending on how the rooms are used. The separate entrances, additional kitchen facilities and generous living spaces make this a home with options for different household arrangements. Its central town location places the property within reach of local amenities, while the sea and beach views provide a backdrop to everyday life. Combining generous proportions, a well-presented interior and a convenient setting, this is an opportunity to acquire a distinctive coastal home. Viewing is highly recommended to appreciate the space, flexibility and views on offer. Contact us to arrange your viewing on 01723352235.

BASEMENT LEVEL

Lounge 13' 11" x 13' 0" (4.24m x 3.96m)

Kitchen 12' 5" x 10' 7" (3.78m x 3.23m)

Dining Area 13' 0" x 12' 0" (3.95m x 3.67m)

Bedroom/Snug/Office 10' 7" x 10' 7" (3.23m x 3.23m)

WC

Store Room 6' 0" x 4' 0" (1.83m x 1.22m)



1 MARLBOROUGH STREET

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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GROUND FLOOR

Lounge 13' 10" x 13' 0" (4.22m x 3.96m)

Bedroom 15' 10" x 10' 7" (4.83m x 3.23m)

Kitchen 10' 7" x 6' 11" (3.23m x 2.11m)

Wet Room/Shower 6' 4" x 3' 8" (1.93m x 1.12m)

FIRST FLOOR

Lounge 17' 0" x 13' 11" (5.18m x 4.24m)

Bedroom 10' 7" x 8' 9" (3.23m x 2.67m)

En-Suite 8' 0" x 3' 5" (2.44m x 1.04m)

SECOND FLOOR

Bedroom 13' 11" x 10' 7" (4.24m x 3.23m)

Shower Room 13' 11" x 6' 4" (4.24m x 1.93m)

Bedroom 10' 7" x 8' 10" (3.23m x 2.69m)

En-Suite 8' 0" x 3' 4" (2.44m x 1.02m)

TOP FLOOR

Bedroom 17' 0" x 13' 3" (5.18m x 4.04m)

Kitchen/Diner 12' 2" x 9' 8" (3.71m x 2.95m)

En-Suite 7' 3" x 5' 9" (2.21m x 1.75m)

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.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E