



23 Pearl Street

Saltburn-by-the-sea, TS12 1DU

Auction Guide £45,000



Guide Price - £45,000 - £50,000

For sale through the traditional auction method only via our auction partner Auction House North East and the Live Stream auction on 9th September 2025

To register your interest and book a viewing please contact Auction House North East

Situated towards the bottom of Pearl Street, and within walking distance to Marine Parade, the funicular cliff lift, and the beach, this 1-bedroom apartment will make a fantastic holiday home for the successful buyer(s).

Tenure: Leasehold. 977-Years remaining on the lease. Building Insurance £895.60 per annum / Service Charge £250 per annum. No restrictions on the lease.

Council Tax Band: Band-A.

EPC Rating: D-Rating.

Hall 12'11" x 2'9" (3.95m x 0.85m)

Intercom. Fuse board. Laminate flooring.

Kitchen 6'10" x 6'7" (2.09m x 2.02m)

A range of wall, base & drawer units. Laminate worktops incorporating stainless steel round sink with mixer tap, integrated electric oven & gas hob. Extractor hood. Plumbing for washing machine. UPVC double glazed window to the side aspect. Tiled splash-backs. Wall-mounted combi-boiler. Radiator. Laminate flooring.

Living Room 10'2" x 8'2" (3.12m x 2.49m)

Laminate flooring. UPVC double glazed window to the side aspect. Radiator.

Bedroom 10'10" x 10'2" (3.31m x 3.12m)

UPVC double glazed French doors open to the communal yard. Laminate flooring. Radiator. UPVC double glazed window to the rear aspect.

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.

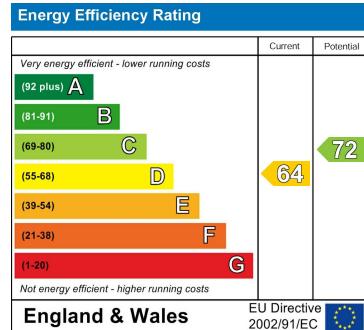
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.