



# Inglebys

Estate Agents



## 89 Marine Parade

Saltburn-By-The-Sea, TS12 1BZ

**£164,950**



Nestled along the picturesque Marine Parade in Saltburn-By-The-Sea, this charming two-bedroom apartment offers a delightful coastal retreat. With stunning sea views that can be enjoyed from the comfort of your own home,

The apartment features a spacious reception room and two well-proportioned bedrooms providing ample space for rest and relaxation.

One of the standout features of this property is its prime location. Just a short stroll away, you will find the sandy beach, perfect for leisurely walks or enjoying a sunny day by the sea. The vibrant local community offers a variety of shops, cafes, and restaurants, enhancing the appeal of this charming seaside town.

Additionally, this apartment would make an attractive investment opportunity for those looking to enter the rental market. Whether you are seeking a permanent residence or a holiday home, this property presents a unique chance to embrace coastal living in one of the North East's most sought-after locations.



This delightful two-bedroom apartment on Marine Parade is a rare find, combining stunning sea views, a prime location, and the potential for a successful holiday let. Do not miss the opportunity to make this delightful property your own.

Tenure: Share of Freehold  
Tenure Terms: 120-Years remaining on the lease agreement.  
£55/month maintenance charge. Conservation Area.  
Council Tax: Redcar & Cleveland Band A (currently exempt)  
EPC Rating: D

**Entrance**  
Communal Entrance - Spiral Staircase Leading to the Third Floor.

**Living Room 17'3" x 11'9" (5.26m x 3.59m)**  
uPVC Bay Windows to Front Aspect. Electric Radiator. Carpet Flooring. Electric Fire Feature Wood Surround.

**Kitchen 8'2" x 6'2" (2.49m x 1.88m)**  
uPVC Window. Range of Wall, Drawer and Base Units. Stainless Steel Sink. Electric Hob and Oven. Plumbing In Situ for Washing Machine and Dishwasher. Vinyl Flooring.

**Bedroom One 17'11" x 11'3" (5.48m x 3.45m)**  
uPVC Window to Front Aspect. Electric Radiator. Carpet Flooring.

**Bedroom Two 13'1" x 6'10" (4.00m x 2.10m)**  
uPVC Window. Electric Radiator. Storage. Carpet Flooring.

**Bathroom 5'8" x 5'6" (1.75m x 1.68m)**  
Panel Bath with Overhead Shower. Vanity Unit and Basin. Low-Level W/C. Vinyl Flooring.

**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.

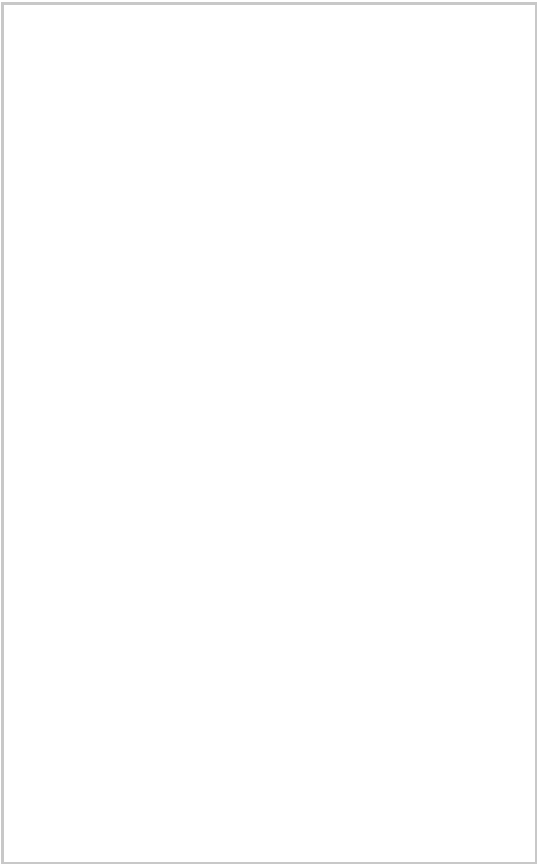
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Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE  
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

