



# Inglebys

Estate Agents



## Flat 7, 23 Pearl Street

Saltburn-By-The-Sea, TS12 1DU

**£130,000**



Nestled in the charming coastal town of Saltburn-By-The-Sea, this delightful top floor apartment on Pearl Street offers a perfect retreat for those seeking a seaside escape. Spanning an inviting 614 square feet, the property is ideally situated just a stone's throw from the beach, making it an excellent choice for beach lovers and holidaymakers alike.

This property is not only a wonderful holiday let but also serves as a perfect bolt hole for those looking to escape the hustle and bustle of everyday life. Whether you are seeking a weekend getaway or a longer stay, this apartment provides a comfortable and convenient base from which to explore the stunning coastline and surrounding countryside.

With its prime location and charming features, this top floor apartment on Pearl Street is a rare find in Saltburn-By-The-Sea. It presents an excellent opportunity for both investment and personal enjoyment. Do not miss the chance to make this delightful property your own and experience the beauty of coastal living.



Tenure: Leasehold  
 Council Tax: TBC - currently on business rates  
 EPC Rating: D

**Entrance Hallway 6'3" x 3'1" (1.91 x 0.94)**

Wood effect laminate flooring.  
 Videx intercom system.

**Lounge/Kitchen 10'10" x 13'3" (3.31 x 4.04)**

Double glazed window to the front aspect.  
 Velux window.  
 Solid fuel burning stove.  
 Wood effect laminate flooring.  
 A modern, high gloss kitchen suite in teal, with wood effect laminated roll top work surfaces.  
 Logik integrated, single oven.  
 Russel Hobbs four burner electric hob.  
 Tiled splashbacks.  
 Radiator.

**Bedroom One 7'4" x 14'11" (2.26 x 4.57)**

Double glazed window to the front aspect.  
 Velux window.  
 Wood effect laminate flooring.  
 Radiator.

**Bedroom Two 8'11" x 10'7" (2.73 x 3.25)**

Double glazed window to the rear aspect  
 Velux window.  
 Cupboard housing a Worcester boiler.  
 Radiator.

**Bathroom 5'3" x 7'7" (1.62 x 2.33)**

A white three piece bathroom suite comprising of a low level WC, pedestal sink and a claw-footed bath with shower over.  
 Stainless steel radiator.  
 Wood effect panels and ceramic tiled walls.

**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.

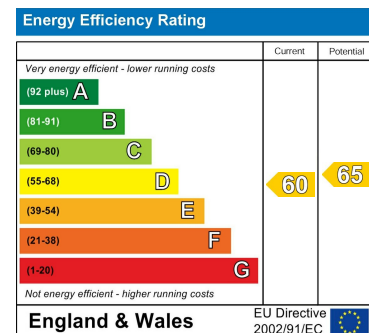
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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