



# Inglebys

Estate Agents



## 89 Marine Parade

Saltburn-By-The-Sea, TS12 1BZ

**Guide Price £85,000**



Located within a couple of steps from Marine Parade, with easy access to Saltburn Promenade and Beach, a well appointed and spacious two bedroom ground floor apartment, with views towards Marske and beyond.



For sale through live-streamed auction via our auction partner Auction House North East on Tuesday 15th July 2025.

Located within a few steps of Saltburn's top Promenade, with easy access to the beach, Town Centre and rail links, an well appointed, two bedroom ground floor apartment. In need of some modernisation, this would make a perfect first time buy or sea-side bolt hole. We are advised that the property is Leasehold, with an initial 99 Year lease commencing in December 2002. This is a restricted lease and no holiday/short term letting is allowed.

Tenure: Leasehold, we are told fees of £55pcm Initial Lease 99 years commencing December 2002  
Council Tax Band: A  
EPC Rating: D

Entrance Hall

Communal doorway. Carpet, Stairway to upper floor.

Living Room 14'3" x 15'2" (4.36m x 4.63m)

uPVC windows to the side aspect, dado rail, column radiator, laminate flooring

Kitchen 9'5" x 6'10" (2.88m x 2.09m)

Range of wall, base units and drawers, wood effect worktops, stainless steel sink and drainer, electric oven and hob, uPVC window, wall mounted chrome radiator

Bathroom 11'1" x 6'0" (3.38m x 1.83m)

Panel bath with mixer tap, low level w.c, pedestal wash hand basin with mixer tap, tiled shower with glass screen, chrome radiator

Bedroom One 19'1" x 7'7" (5.83m x 2.33m)

uPVC window, radiator

Bedroom Two 12'10" x 9'1" (3.93m x 2.79m)

uPVC window, radiator

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.

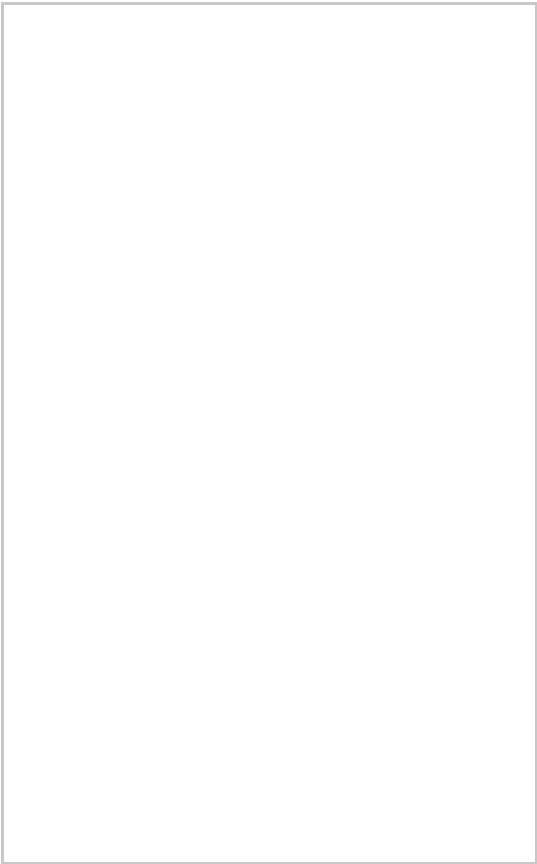
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check 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.

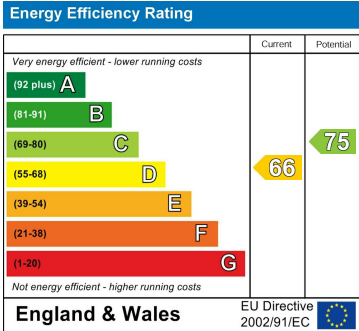
Area Map



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.