



Inglebys

Estate Agents



3 Foxhills Court

High Street Brotton, TS12 2NY

£220,000



The properties at Foxhills Court were sympathetically converted in 1995 from the former Brotton Cottage Hospital which was built in 1874, maintaining a historic look and feel we have for sale this two bedroom, mid-terraced property with fabulous views over Hummersea, Boulby Cliffs and Hunley Golf Club.

Benefiting from two further loft rooms, two designated parking places, front and rear gardens and many features such as original beams and pearlins to the top floor, central heating and double glazed windows as well as a rear conservatory this property really is worth a look and feels surprisingly spacious once inside!



Brotton is located between the seaside towns of Saltburn and Skinningrove, and is on the main A174 coastal road between Redcar and Whitby, close to local convenience shops and the main bus route this property offers excellent value. A spacious kitchen, lounge which leads onto a conservatory to the rear, upstairs there is a large principal bedroom with fabulous views, a large bathroom with roll top bath and separate shower cubicle, to the second floor are two well proportioned loft rooms with heating and Velux windows.

Tenure: Freehold
Council Tax: Redcar & Cleveland Band C
EPC Rating: C.

Kitchen 14'4" x 13'2" (4.39m x 4.02m)
A lovely country styled kitchen with original wooden floor, shaker style wall and base units with solid wooden worktops and tiled splashbacks, a white double ceramic Belfast sink with two uPVC windows to the front aspect, a traditionally styled gas range and chimney with extractor, plumbing for washing machine, column radiator, downlights to the ceiling, plumbing for washing machine and dryer, cupboard/pantry to under-stairs.

Cloakroom 3'11" x 3'6" (1.20m x 1.08m)
Part tiled walls and tiled floor, white toilet and basin with chrome heated towel rail.

Lounge 17'2" x 14'7" (5.24m x 4.46m)
A well presented country feeling to the lounge with solid wooden flooring, a lovely spacious area to sit and relax, coving to ceiling and picture rail, brick built hearth with wood burning stove and Oak mantle, double radiator and French uPVC doors leading to the rear conservatory.

First Floor

Conservatory 10'5" x 5'10" (3.20m x 1.80m)
Finished in white uPVC with tiled floor overlooking the rear garden, door providing access to the rear garden.

Bedroom One 14'6" x 13'2" (4.44m x 4.02m)
A large double bedroom with carpet to the floor, coving to ceiling and picture rail, 2 x uPVC windows to the front aspect with fantastic coastal views, double radiator and built in wardrobe.

Bedroom Two 9'6" x 7'11" (2.90m x 2.43m)
With carpet to the floor, a twin room with uPVC window to the rear aspect and single radiator.

Bathroom 19'5" x 5'6" (5.92m x 1.70m)
A large bathroom with solid wooden flooring with a white freestanding roll top bath, white basin and Victorian styled high level toilet, separate shower enclosure with mixer shower, tiled walls, 2 x radiators and uPVC window to the rear aspect.

Second Floor
The landing area is of a good size and offers significant storage.

Loft Room One 17'8" x 9'11" (5.41m x 3.03m)
With carpet to the floor, original brick chimney breast, well presented beams and pearlings with Velux window to the front aspect, again with fabulous views, double radiator and storage to the eaves.

Loft Room Two 15'4" x 6'11" (4.68m x 2.12m)
With carpet to the floor, double radiator and Velux window to the front aspect.

Externally

Front.
Parking for two cars to the front. A small cottage garden to the front with shrubs and borders.

Rear.
The rear garden has been finished with artificial grass, and paved patio area, 10f x 8ft wooden shed which will remain with the property.

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All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

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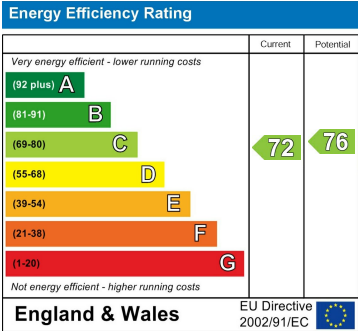
Area Map



Floor Plans



Energy Efficiency Graph



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