



## Flat 1, 38 Pearl Street

Saltburn-By-The-Sea, TS12 1DU

**£165,000**



Presented to a high standard throughout, a spacious 1-bedroom ground-floor apartment. Boasting enclosed rear yard, and offered for sale with no onward chain.



Welcome to this charming 1-bedroom ground floor apartment located on Pearl Street in the picturesque Saltburn-By-The-Sea. This property is perfect for those seeking low-maintenance living space.

The apartment offers a large living room that is very inviting with bay window to the front aspect offering sea views. The property boasts a well-appointed bedroom, ideal for a good night's rest, and a modern bathroom for your convenience.

Situated in the heart of Saltburn's Town Centre, you'll have easy access to all the amenities this lovely seaside town has to offer. Whether you fancy a leisurely stroll along the beach or a visit to the local shops and cafes, everything is just a stone's throw away.

One of the highlights of this apartment is the enclosed rear yard with seating area, perfect for enjoying a cup of tea in the morning or unwinding after a long day. The immaculate standard of presentation throughout the property ensures that you can move in hassle-free and start enjoying your new home right away.

Don't miss out on this fantastic opportunity to own a piece of Saltburn-By-The-Sea. With no chain attached, this apartment is ready and waiting for its new owner to make it their own. Contact us today to arrange a viewing and take the first step towards calling this delightful apartment your new home.

Tenure: Share of the Freehold. Freehold is split between the 4x apartments in the building. Lease created 2017 for 125 years. Insurance approx. £600pa split between the four freeholders.

Council Tax Band: Band-A.

EPC Rating: D-Rating.

**Communal Entrance**

Wooden door to the front elevation. Carpeted. Staircase leading up to the other apartments.

**Entrance Hall 20'0" x 3'0" (max) (6.10m x 0.92m (max))**

Laminate flooring. 2x Radiators. UPVC double glazed door opening to the rear courtyard.

**Living Room 14'9" x 14'7" (4.50m x 4.45m)**

Marble fireplace with decorative mosaic tiles, wooden surround & stove style electric fire. UPVC double glazed sash bay window to the front aspect with decorative wood paneling & sea views. Coving & ceiling cornice. Laminate flooring. 2x Radiators.

**Kitchen 13'1" x 9'4" (max) (4.01m x 2.87m (max))**

L-shaped kitchen comprising of a range of wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Plumbing for washing machine. Wall-mounted combi-boiler. Tiled splash-backs. Radiator. UPVC double glazed window to the rear aspect. Laminate flooring. LED downlighting.

**Bathroom 6'9" x 5'9" (2.07m x 1.77m)**

Panel bath with shower above. Pedestal hand basin. Low-level W/C. Part-tiled walls. LED downlighting. Laminate flooring. Radiator.

**Bedroom 13'4" x 10'1" (4.07m x 3.09m)**

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

**External**

**Rear Elevation**

An enclosed courtyard with outdoor seating spaces. Primarily belonging to the ground-floor apartment, with fire escape access to the apartment above.

**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.

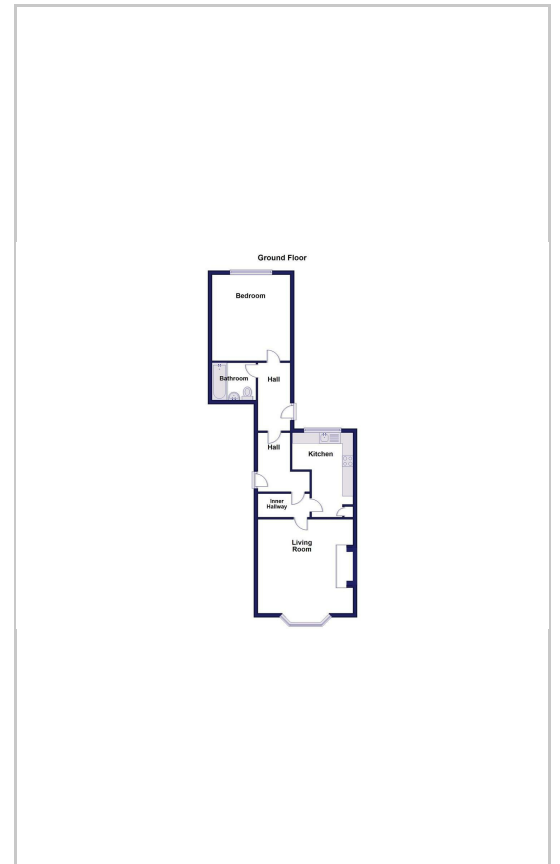
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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

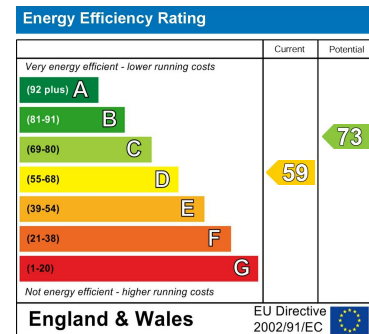
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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