



# Inglebys

Estate Agents



## 31-33 Marine Parade

Saltburn-By-The-Sea, TS12 1DP

**£195,000**



Just a stone's throw from the shoreline, this beautifully presented 2-bedroom apartment offers generous living space in an unbeatable coastal location. Situated in a well-maintained building with lift access, the property also includes a private garage—ideal for secure parking or additional storage.

Perfect as a permanent residence, holiday home, or investment, this bright and airy apartment combines convenience and comfort, all within moments of the beach, cafés, and local amenities.



This deceptively spacious two bedroom apartment is in need of some modernisation, benefiting from ceramic electric heaters, and uPVC double glazing throughout and external garage early viewing of this apartment is advised.

Please note that due to lease restrictions, the property can not be holiday let, sublet and there are no pets allowed

Tenure: Share of Freehold (£800 pa service charge)  
 Council Tax: Redcar & Cleveland Band B  
 EPC Rating: C-Rating

**Entrance Hall**

Entry System. Communal Area leading to all floors. Elevator.

**Entrance**

Entry Phone. Carpet. Electric storage heater.

**Living Room 14'0" x 13'5" (4.27m x 4.10m)**

uPVC bay window to the front aspect. uPVC window to the side aspect. French glazed doors leading through to the kitchen. Carpet. Electric storage heaters.

**Kitchen 13'11" x 9'0" (4.26m x 2.76m)**

uPVC to front aspect. A range of wall, base & drawer units. Integrated electric oven. Stainless steel sink with drainer. Laminate worktops. Plumbing for washing machine. Electric storage heater. Carpet

**Bathroom 7'8" x 5'9" (2.36m x 1.76m)**

Walk-in shower. Low-level W/C. Pedestal hand basin. Vinyl flooring.

**Bedroom One 11'5" x 10'11" (3.49m x 3.35m)**

uPVC window to rear. Fitted wardrobes. Carpeted. Electric storage heater.

**Bedroom Two 10'0" x 9'5" (3.05m x 2.89m)**

uPVC window to side aspect. Electric storage heater. Storage. Carpeted.

**External**

Garage to the rear of the property.

**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.

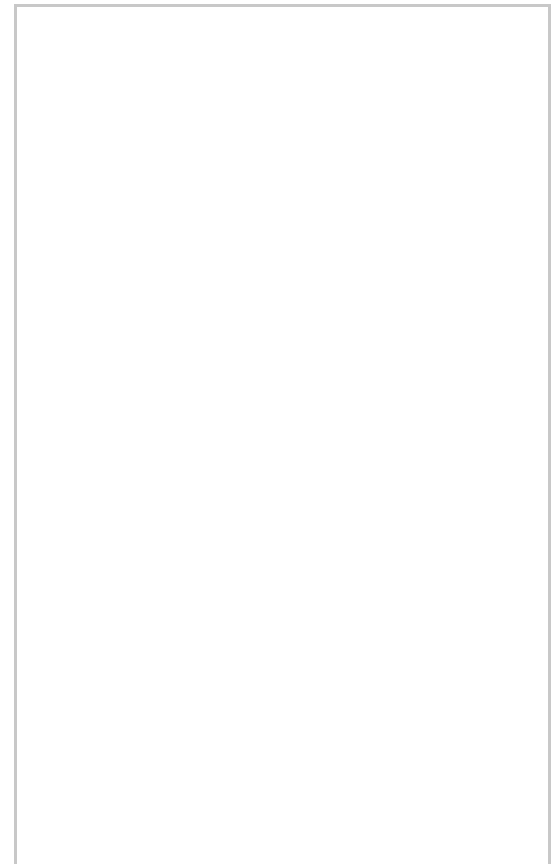
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

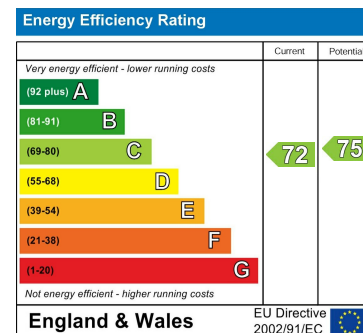
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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