



# Inglebys

Estate Agents



## 29 Milton Street

Saltburn-By-The-Sea, TS12 1DJ

**£230,000**



Located in the heart of Saltburn's thriving Town Centre, an exceptional 2-bedroom second-floor apartment.



Welcome to this stunning apartment on Milton Street, ideally positioned in the heart of the highly sought-after coastal town of Saltburn-by-the-Sea. Offering a prime town centre location, the property is just moments from an array of independent bars, cafés and bistros, as well as the beautiful coastline.

The apartment opens into a beautifully presented open-plan living, dining and kitchen space, thoughtfully designed to create a stylish and sociable environment—perfect for both entertaining and everyday living.

There are two generously sized double bedrooms, offering comfortable accommodation for a range of buyers, alongside two contemporary bathrooms, providing both convenience and a touch of luxury.

Finished to an exceptional standard throughout, this property delivers modern, high-quality living in a truly desirable setting.

An outstanding opportunity to acquire a superb home by the sea—early viewing is highly recommended.

Tenure: Share of the Freehold. Service Charge £1200.00 Every 6 months.

Tenure Restrictions: No holiday lets or residential lets

Council Tax Band: Band A

EPC Rating: B Rating

**Communal Entrance**

A Well-Presented, Tiled Communal Entrance Hall Providing Access to Multiple Floors, Finished with Durable Flooring and Neutral Décor. Access to Upper Levels via Staircase, serving all Apartments within the Building and Benefits from a Secure Entryphone System.

**Entrance Hall**

Entryphone. Carpeted. Radiator. Loft Access.

**Open Plan Kitchen & Living Area 22'7" x 14'3" (6.90m x 4.36m)**

A Range of High Gloss Wall, Base & Drawer Units. Granite Worktops with Breakfast Bar, incorporating Stainless Steel Bowl Sink with Drainer Grooves & Chrome Mixer Tap. Integrated Neff Electric Oven & Ceramic Hob. Extractor Hood. Integrated Dishwasher & Washing Machine. LED Downlighting. Wooden Floor. uPVC Double Glazed Arched Sash Windows. Radiator.

**Bathroom 10'7" x 5'2" (3.25m x 1.60m)**

A Modern Three-Piece White Bathroom Suite comprising a Panelled Bath with Overhead Shower. Pedestal Wash Hand Basin. Low-Level WC. uPVC Window. Heated Chrome Towel Rail. Tiled Floor.

**Bedroom One 14'9" x 10'7" (4.52m x 3.25m)**

uPVC Window. Victorian Fireplace, Granite Hearth. Storage Cupboard. Access to En-Suite. Radiator. Carpeted.

**En-Suite 14'9" x 10'8" (4.52m x 3.27m)**

Walk-In Shower with Glass Enclosure. Low-level WC. Pedestal Wash Hand-Basin. Heated Chrome Radiator. LED Downlights. Extractor Fan.

**Bedroom Two 16'2" x 9'0" (4.93m x 2.75m)**

uPVC Arched Double Glazed Sash Window x 2. Radiator x 2. Carpeted.

**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.

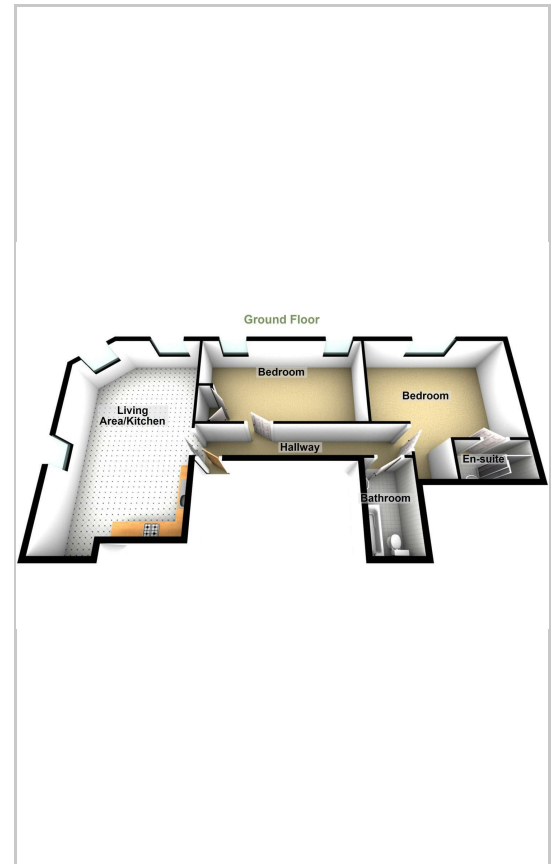
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.

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