



The Crescent, Filey, YO14 9JS

- First Floor Apartment
- Stunning Sea Views
- Communal Garden & Parking
- Three Bedrooms
- No Onward Chain
- EPC Grade - C

Guide Price £325,000

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Nestled on the highly sought-after "The Crescent", this spacious first-floor apartment (1,093 sq. ft.) boasts breathtaking, uninterrupted views over Filey Bay and Crescent Gardens. Offering a rare opportunity to secure a home in this prestigious coastal location, the property is just a short stroll from Filey town centre, where you'll find an array of amenities including shops, cafés, a doctor, and a dentist.

The apartment is believed to be leasehold with a share of the freehold (approx. 940 years remaining), and an approx. annual service charge of £2,500. The building benefits from lift access, a communal garden, and first-come, first-served resident parking. A utility room is situated just opposite the apartment and is currently used for storage and has the benefit of power, lighting and plumbing for a washer/dryer. Additionally, the property is available with no onward chain, making it an ideal choice for those looking for a seamless move.



Inside, the large, light-filled living/dining room is a true highlight, featuring a beautiful bay window with seating, where you can sit and soak in the magnificent sea views. The room also benefits from an electric fireplace, creating a warm and inviting atmosphere.

The apartment comprises three well-proportioned bedrooms and a fitted kitchen with integrated appliances, including a dishwasher, fridge, fan-assisted electric oven, microwave, and gas hob, as well as a range of wall and base units for that all-important storage.



The bathroom is equipped with a bath with shower over, a low-level WC, and a vanity unit with sink, complemented by a separate cloakroom for added convenience. The property also features gas-fired central heating and UPVC double glazing throughout.

This exceptional apartment offers a unique blend of coastal charm, space, and convenience. It would make an ideal holiday let for additional income in this desirable location. Alternatively, it is perfect as a full-time residence, holiday retreat, or investment opportunity. Early viewing is highly recommended!

Call us for more details or to arrange a viewing!

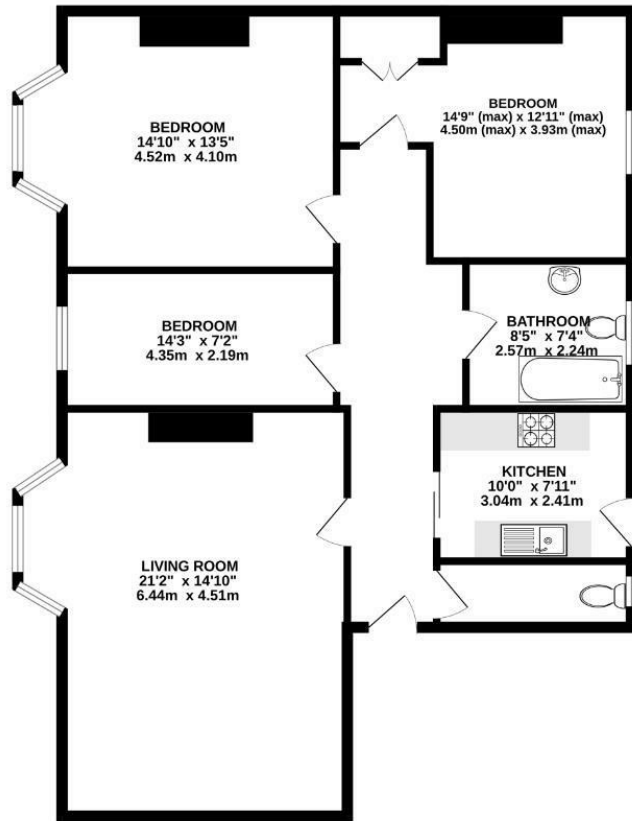


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HMRC
Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service.

GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

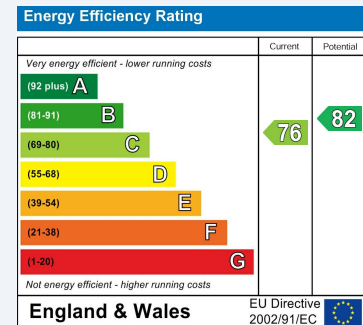
Please contact filey@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.