



The Crescent, Filey, YO14 9HZ

- First Floor Apartment
- No Onward Chain
- Rarely Offered To Market
- Freehold & Grade 2 Listed
- Two Bedrooms
- Balcony
- Sea Views
- EPC Grade: C

Asking Price £210,000



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DESCRIPTION

Hunters are delighted to present this rarely available first-floor apartment, set within an elegant Grade II listed building and enjoying breathtaking sea views to the front and outlooks across the beautiful Crescent Gardens.

Having been cherished by the same family for nearly 60 years, this exceptional freehold flat offers a rare opportunity to acquire a truly special coastal home, combining character, history and an enviable setting. Offered to the market with no onward chain, it presents an exciting prospect as either a distinguished main residence or an idyllic second home by the sea.

Accessed via a welcoming hallway, the apartment opens into a generously proportioned living room positioned to make the most of the stunning coastal outlook. Large windows frame panoramic sea views, creating a light-filled and uplifting space that perfectly captures the essence of seaside living. From here, doors lead out onto the private balcony – an inviting spot with space for a bistro table and chairs, ideal for morning coffee while watching the waves or evening drinks as the sun sets over the water.

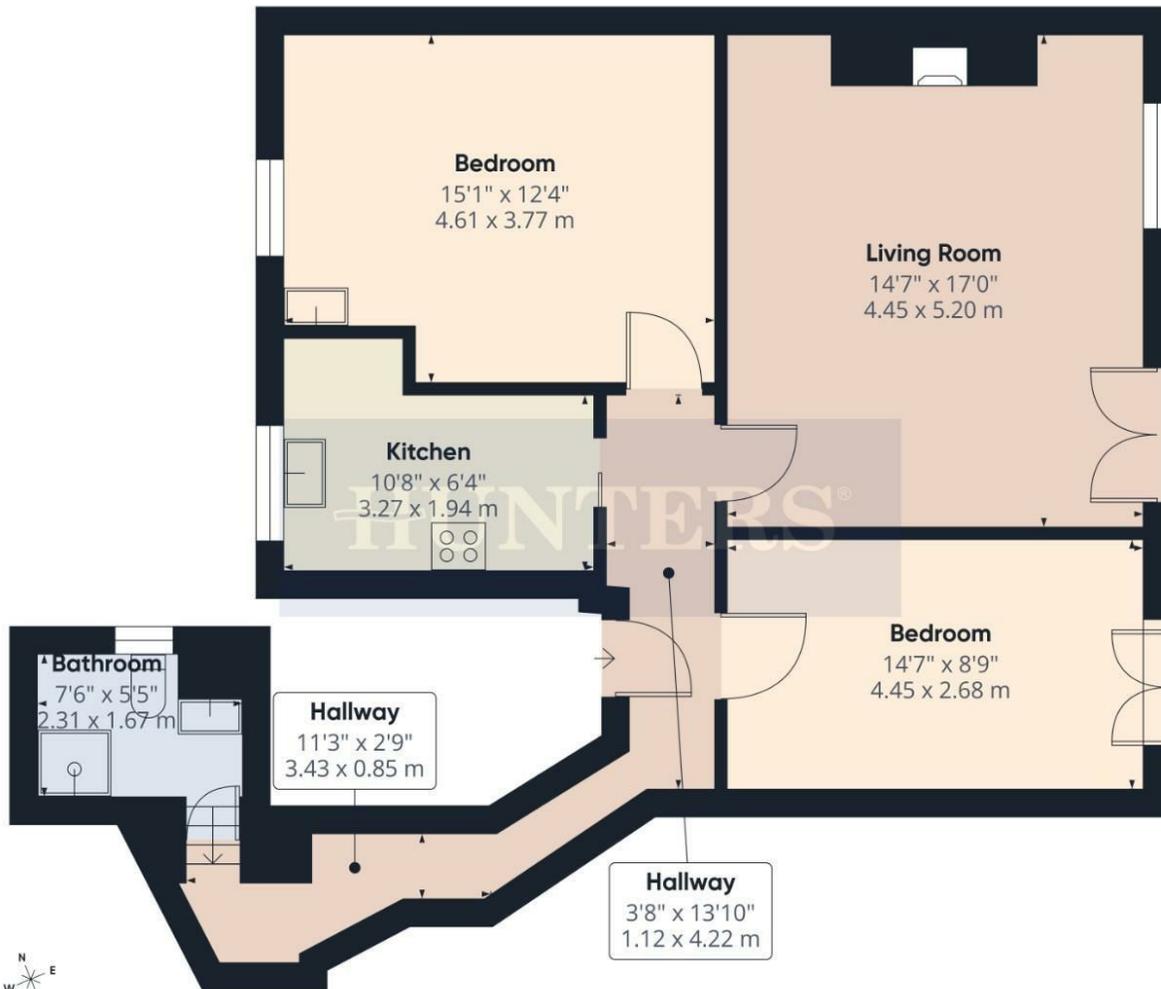
The separate kitchen is thoughtfully arranged, offering a practical layout while remaining in keeping with the character of the building. Two well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom enjoying particularly generous proportions. A bathroom completes the internal layout, all accessed from the central hallway which enhances the sense of space and flow throughout.

Externally, the property's position is truly outstanding. Overlooking Crescent Gardens and with uninterrupted sea views, the setting offers immediate access to Filey's coastline, landscaped gardens and town centre amenities, all within walking distance.

This is more than an apartment; it is a lifestyle opportunity. With its freehold status, deed of covenant in place, no onward chain and decades of careful ownership, this is a rare offering that simply must be viewed.







HUNTERS

Approximate total area⁽¹⁾
766 ft²
71.1 m²

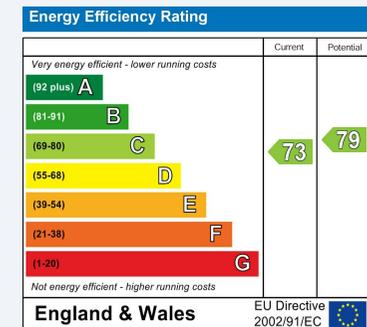
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

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.



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