



## The Beach, Filey, YO14 9LA

- Top Floor Flat
- Sea Views
- Ideal Holiday Home
- EPC Grade - F
- Two Bedrooms
- No Onward Chain
- Converted Loft Space

**Offers In The Region Of £180,000**



# The Beach, Filey, YO14 9LA

## DESCRIPTION

This fourth floor apartment is offered to the market with stunning sea views across the award winning Filey beach and is situated only a short walk away from all that Filey Town has to offer, from cafes and bars to shops, doctors and the bus and train station offering regular transport links to the neighbouring towns of Scarborough and Bridlington.

Upon entering the apartment, you are welcomed by an entrance hall, leading to a light and airy shower room benefitting from a corner shower unit, sink and toilet basin and heated towel rail, spacious kitchen with electric hob, oven and undercounter fridge/freezer, a generously sized living room with stunning sea views. There are a further two double bedrooms and stairs to the loft which has been developed into a further bedroom/living area, making this a perfect holiday home or holiday let investment.

We have been advised the property is freehold and features electric storage heaters and double glazing throughout. There is also the option to purchase this property fully furnished!

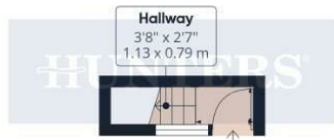
We believe the apartment is freehold and that there is a Deed of Covenant in place. We have been advised by the vendor that there are no restrictions in relation to pets, holiday lets and AST.

Call us now to arrange your viewing!

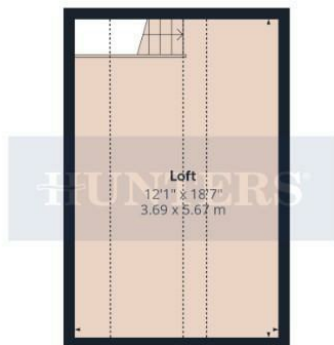








Ground Floor



Floor 2



Floor 1

HUNTERS

Approximate total area<sup>m</sup>

720 ft<sup>2</sup>

66.9 m<sup>2</sup>

Reduced headroom

147 ft<sup>2</sup>

13.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

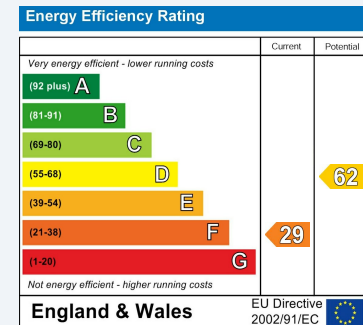
..... Below 5 ft/1.5 m

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](mailto: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.