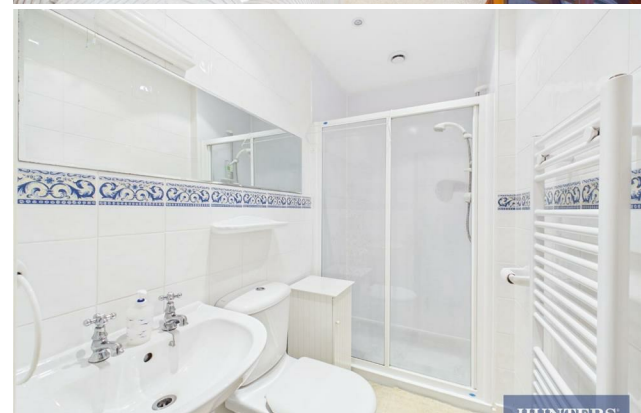




The Crescent, Filey

- First Floor Apartment
- Off Road Parking
- No Onward Chain

- One Bedroom
- Sea Views
- EPC Grade - C

Guide Price £140,000

Tenure: Freehold

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The Crescent, Filey

DESCRIPTION

Offered to the market is this well-presented one-bedroom first floor apartment, ideally located on The Crescent in Filey, one of the town's most sought-after and picturesque seafront settings, within a designated conservation area.

The property features a bright and spacious lounge with a bay window, perfectly positioned to take full advantage of the stunning sea views across Filey Bay. The kitchen is fitted with a freestanding oven and hob, along with a fridge freezer.

The apartment offers a well-proportioned double bedroom along with a shower room, creating a practical and comfortable layout suited to a range of buyers.

Externally, the property benefits from off-road parking to the rear and a useful outdoor store area, adding further convenience.

The property benefits from double glazing throughout and gas central heating.

We believe the property to be freehold with a Deed of Covenant in place, with restrictions meaning the property cannot be let on an AST, used as a holiday let, or have pets living in the property full time.

Situated along The Crescent, the apartment is within easy reach of Filey's beach, town centre amenities, and coastal walks, making it an ideal seaside home or bolt-hole in a truly desirable location.

Contact us today to arrange your viewing!



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Approximate total area⁽¹⁾
467 ft²
43.4 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

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

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Kitchen
9'5" x 5'1"
2.88 x 1.55 m

Hallway
4'1" x 7'8"
1.25 x 2.34 m

Living Room
14'0" x 15'1"
4.29 x 4.60 m

Bedroom
9'3" x 10'0"
2.83 x 3.05 m

Bathroom
4'4" x 7'10"
1.33 x 2.41 m



Viewing

Please contact our Hunters Filey Office on 01723 338958 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01723 338958 Email:

filey@hunters.com <https://www.hunters.com>

