



Apartment 1, The Belvedere, 57 Esplanade, South Cliff,
Scarborough, YO11 2UX

Price Guide £650,000

Prestige
Collection
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The Belvedere, 57 Esplanade, South Cliff, Scarborough

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CPH are delighted to bring to the market this SUBSTANTIAL APARTMENT SET OVER 4,000 SQUARE FEET which is arguably one of the FINEST APARTMENTS in this location. Apartment ONE is set over THREE FLOORS with THREE GENEROUS BEDROOMS (TWO WITH EN-SUITES). Set on Scarborough's renowned ESPLANADE, the property occupies FANTASTIC PRIVATE GROUNDS with a PRIVATE TUNNEL LEADING TO A WILD GARDEN WITH SEA VIEWS. Viewing is truly a must in order to fully appreciate the SPACE, SETTING and LOCATION on offer!

The Belvedere, was constructed in the late 1800s and was originally designed as a ten bedroom house for Lord George Beeforth. The property took some five years to build with a team of over 100 craftsmen and was the first domestic home within Scarborough to have electric lighting. In 1980, the property was acquired by a local developer who converted it into 8 individual apartments, whilst retaining almost all of the property's period features including a breathtaking stained glass leaded light window within the stunning feature communal hallway. Apartment One is set over the entire South facing section of the ground floor as well as providing living accommodation over three floors.

A remarkable property set over 4000 square feet and comprising on the ground floor; communal lobby with an Oak staircase and a lovely stained glass window. Entering the apartment you are greeted with a feature entrance hall with a feature fireplace, an imposing open plan living/dining/kitchen area complete with a stunning granite topped central island (see photograph for reference). From said room lies double doors into a further reception room with a feature fireplace and an opening to a snug room. Also to the ground floor lies a 25 foot orangery/dining room with double doors out to the gardens, a generous double bedroom with an en-suite. From the hallway lies a cloakroom/WC, an impressive spiral staircase up to a first floor study room/additional bedroom and stairs down to the lower ground floor.

To the lower ground floor lies access to a wine cellar, utility room, two double bedrooms of which one has an en-suite shower room and a three-piece suite bathroom.

Located on Scarborough's renowned Esplanade, the property is a 'stone's throw' away from Scarborough's South Bay Beach and within proximity to Scarborough Town Centre and South Cliff. The property provides a wealth of amenities and attractions at hand including local shops, eateries, Rotunda Museum and Scarborough Spa.

Viewing does come highly recommended and can be arranged via our sales team at CPH on 01723 352235.

ACCOMMODATION:

Communal Entrance Hallway

- SUBSTANTIAL APARTMENT SET OVER 4,000 SQUARE FEET
- SET WITHIN 'THE BELVEDERE' - ONE OF SCARBOROUGH'S FINEST BUILDINGS
- THREE GENEROUS BEDROOMS - TWO WITH EN-SUITES
- 25 FOOT ORANGERY/DINING ROOM
- FANTASTIC PRIVATE GROUNDS WITH A PRIVATE TUNNEL LEADING TO A WILD GARDEN WITH SEA VIEWS
- DOUBLE GARAGE AND A FURTHER SINGLE GARAGE
- SUPERB LOCATION ON SCARBOROUGH'S RENOWNED ESPLANADE



GROUND FLOOR:

Private Reception Hall
257" max x 119" max

Living Room
22'3" max x 19'0" max

Snug Area to Living Room
9'2" max x 8'2" max

Orangery/Dining Room
25'7" x 18'8"

Kitchen/Breakfast Room
28'10" max into bay x 18'8" max

Inner Hall
16'4" x 7'2" max

Bedroom One
25'3" max into bay x 16'4" max

En-suite to Bedroom One
11'5" max x 11'1" max

Cloakroom
6'6" max x 3'11" max

LOWER GROUND FLOOR:

Hallway
23'7" max x 16'4" max

Bedroom Two
25'7" max x 16'0" max

Bedroom Three
16'8" max x 14'9" max

En-Suite to Bedroom Three
8'6" max x 4'3" max

Wine Cellar/Storage
14'5" x 5'10"

Bathroom
14'1" x 5'2"

FIRST FLOOR

Study/Home Office
11'1" max x 10'5" max

OUTSIDE:

Private walled gardens are located to the side and rear of the property being well screened from the surrounding roads and with lawns, patio, terraced areas, flowerbeds and shrubs. Beyond and with access from Belvedere Place there is a Double Garage: 18'1" (5.5m) x 20'8" (6.31m) With electrically operated up and over door and a further garage in the block to the rear measuring 19'11" (6.07m) x 10'0" (3.04m) with up and over door and door to the private garden. It should also be noted that the tunnel and private garden across the road belongs to the subject apartment.

Tenure/Maintenance

We have been informed by the seller that the property is Leasehold, with a 999 year lease commencing in 2002. The seller of said apartment does also hold a 1/8th share of the freehold title. There is a Ground Rent payable of £10.00 per annum (at the current time of writing). Maintenance is ran in house.

Details Prepared/Ref

TLPF/171023

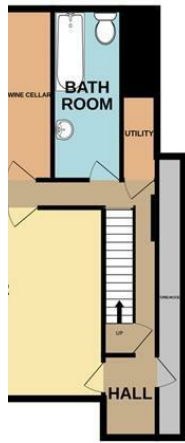


A SUBSTANTIAL APARTMENT SET OVER 4,000
SQUARE FEET WITHIN 'THE BELVEDERE' - ONE
OF SCARBOROUGH'S FINEST BUILDINGS!





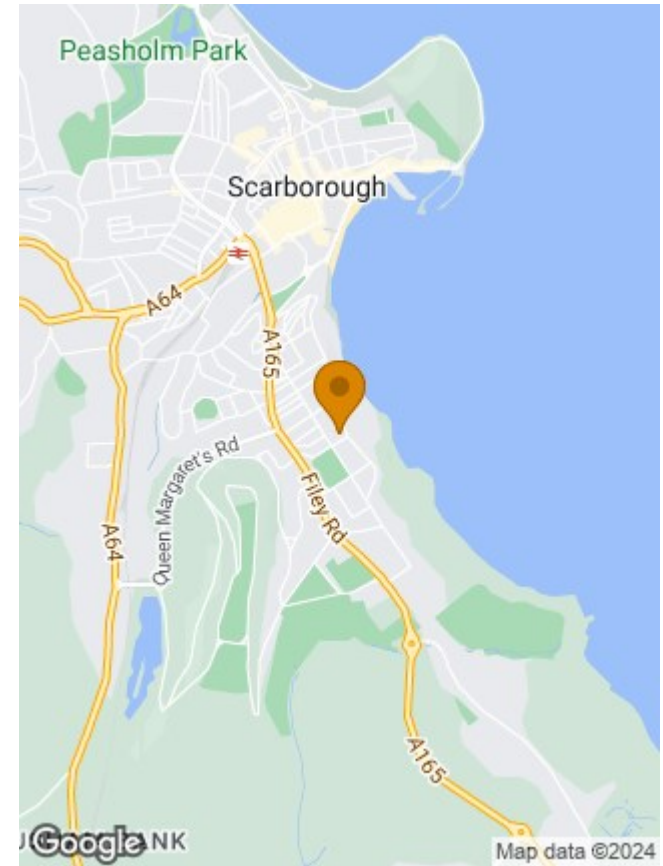




TOTAL FLOOR AREA : 4136 sq.ft. (384.3 sq.m.) approx.

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

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



Interested? Get in touch today:
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132