



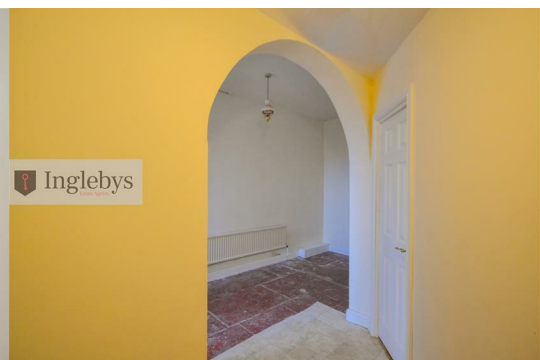
7-9 Marine Parade

Saltburn-By-The-Sea, TS12 1DP

Offers In The Region Of £295,000



Formerly Two Separate Apartments, a rare and unique chance to acquire a piece of Saltburn's rich history, a 4 bedroom Garden Apartment located on Marine Parade. Offered for sale with the entire building's Freehold. A fantastic development opportunity, retaining a host of original features.



Welcome to this exciting property located in the highly desirable Marine Parade, Saltburn-By-The-Sea. This spacious property boasts two reception rooms, four bedrooms, and three bathrooms, offering ample space for comfortable living.

The house benefits from gas central heating, ensuring comfort throughout the year. It also retains its original character with charming features such as original tiling and a stunning fireplace, adding to the property's charm and character.

Situated in a prime location, this property presents an ideal investment development opportunity for those looking to enhance and add value to a substantial sized property. With four bedrooms, there is plenty of room for a growing family or for those who enjoy having extra space for guests or a home office.

Although the property is in need of some cosmetic improvement, this presents a fantastic chance for the new owners to put their own stamp on the place and create a truly bespoke living space tailored to their tastes and preferences.

Don't miss out on the opportunity to own this charming property in a sought-after area. Contact us today to arrange a viewing and start envisioning the endless possibilities this property has to offer.

Tenure: Freehold.

EPC Rating: D.

Council Tax Band: Redcar & Cleveland Band A

Entrance Porch 5'8" x 2'10" (1.75m x 0.88m)

Entrance Hallway 6'4" x 2'7" (1.94m x 0.81m)

Stone Floor.

WC 5'2" x 5'2" (1.60m x 1.59m)

Low level WC and white vanity unit with basin, window to front aspect.

Office 5'2" x 5'2" (1.60m x 1.59m)

Rear Hall 16'0" x 6'6" (4.90m x 2.00m)

Store 8'5" x 3'11" (2.58m x 1.21m)

Store Room 9'1" x 7'4" (2.79m x 2.25m)

Kitchen 16'0" x 14'7" (4.9m x 4.46m)

Range of wooden wall, base units and drawers, stone floor, log burning stove, windows to the rear

Lounge 16'0" x 14'7" (4.88m x 4.46m)

Windows to the front aspect, Original feature fireplace with gas fire, built in storage cupboards, radiator

Inner Hallway 6'4" x 2'7" (1.94m x 0.81m)

Bedroom One 12'11" x 6'6" (3.94m x 2.00m)

2 windows to the front aspect laminate flooring, radiator

Shower Room 6'4" x 13'0" (1.94m x 3.97m)

Low Level w.c, wash hand basin, shower cubicle window

Dressing Area 13'0" x 6'4" (3.97m x 1.94m)

Bedroom Two 16'0" x 14'0" max (4.9m x 4.28m max)

2 windows to the rear aspect radiator

Inner Hallway

Bathroom 7'3" x 7'1" (2.21m x 2.18m)

Low level w.c, wash handbasin in vanity unit, enclosed shower cubicle, panel bath

Bedroom Three 16'0" x 8'4" (4.88m x 2.55m)

window to the front aspect, radiator

Bedroom Four 9'1" x 7'8" (2.79m x 2.34m)

window to the side, radiator

Externally

Two Court yard gardens to the front of the residence with Stunning views over the sea towards Huntcliff. To the rear is a shared communal yard

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

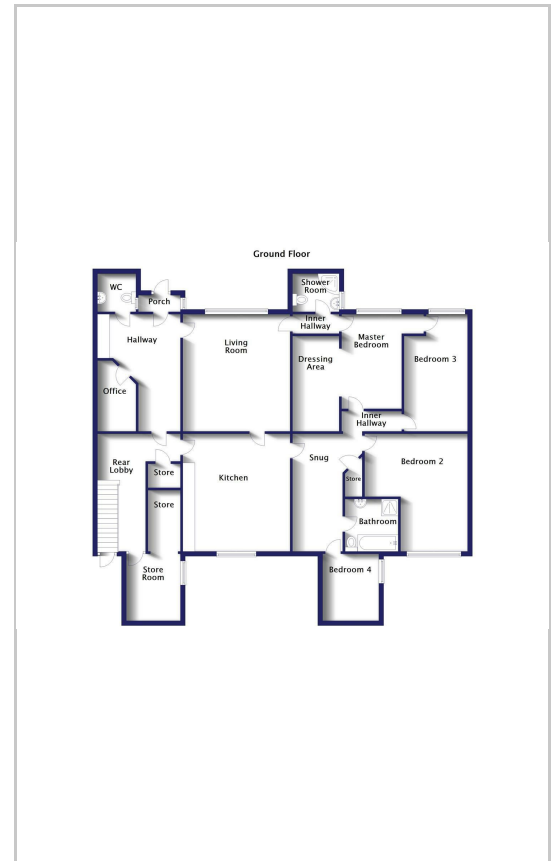
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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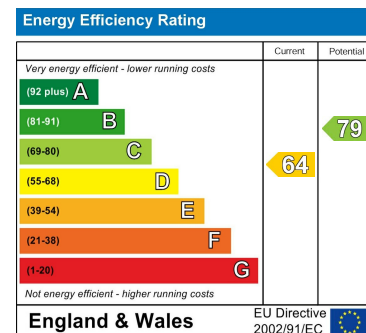
Area Map



Floor Plans



Energy Efficiency Graph



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