



**FLAT 10, ALEXANDRA HOUSE, 19
MARINE PARADE
, SALT BURN-BY-THE-SEA**

**Offers In The Region
Of £350,000**

A prime example of Victorian living!

Nestled on Marine Parade, Appt 10 at Alexandra House is a contemporary coastal retreat that epitomizes the essence of seaside living. Under the ownership of the current vendor since 2018, this stunning apartment has undergone a comprehensive improvement program, resulting in a modern haven with breathtaking views of Saltburn's iconic landmarks.

- Coastal retreat on Marine Parade, Appt 10 at Alexandra House
- Comprehensive improvements since 2018 ownership
- New gas central heating system and radiators installed in 2020
- Lounge fully replastered, partial rewire, new double glazed windows

Appt 10 Alexandra House

The property boasts a new gas central heating system, installed in 2020, via a combination boiler, ensuring comfort throughout.

The lounge, a focal point of relaxation, has been fully replastered for a modern finish, and a partial rewire, along with a new fuse box, ensures electrical safety. New double glazed windows enhance insulation and aesthetics. Fresh internal doors and full redecoration in neutral tones complement the property's architecture.

The journey begins through a grand communal entrance with rotating doors leading to a staircase rising to the top floor. For added convenience, a lift provides easy access, setting the tone for a sophisticated living experience.

Inside the apartment, a welcoming hallway features a stunning north-facing stained glass window that dazzles in the sunlight, adding a touch of elegance.

The lounge boasts window seats with some of the best views in Saltburn, sweeping from the pier across Huntcliff, Coastguard Cottages, and beyond. It is an ideal spot for enjoying morning coffee while watching the world go by. A refurbished fire surround houses an electric living flame effect fire, creating a cozy ambiance.

The adjoining kitchen is fitted with wall and base units, marble work surfaces, and a porcelain single drainer sink unit. Fitted appliances include an electric oven, induction hob with

extractor unit, slimline dishwasher, and an integrated fridge freezer. Ample space for a dining table and chairs adds practicality.

Both bedrooms offer stunning views. Bedroom one features ample fitted wardrobes and is served by the main shower room. Bedroom two, located to the rear, captures views of Jewel Street chimney pots and Hartlepool. An en-suite shower room with under eaves storage complements bedroom two.

A utility/storage room, leading directly from the main shower room, offers shelving and a large store cupboard, enhancing functionality. The property benefits from communal parking to the rear, adding convenience for residents.

The furniture within the property is available for purchase upon extra negotiations, providing an opportunity for a turnkey living experience.

Appt 10 at Alexandra House invites you to experience coastal living at its finest, blending modern comforts with awe-inspiring views. Contact us to explore this contemporary retreat.

Lounge

18'1" (18'0") x 15'5"

Kitchen

14'4" (14'5") x 12'8"

Bedroom 1

15'9" x 13'11"



- Grand communal entrance with lift for easy top-floor access
- Spectacular views from lounge window seats overlooking Saltburn landmarks
- Modern kitchen, refurbished fire surround, two bedrooms with stunning views
- Utility/storage room, communal parking, furniture available for negotiation

Hallway

Shower Room

10'11" x 4'8"

Utility

8'9" x 5'1"

Bedroom 2

16'9" x 9'11"

En-suite Shower Room

8'9" x 5'7"

Marine Parade, Saltburn by the Sea

Located on Marine Parade, you'll discover an assortment of properties that showcase an eclectic mix of architectural styles.

The majority of these buildings date back to the Victorian era, with some newer constructions that are in keeping with the traditional aesthetic. This desirable location has become a popular choice for executive couples seeking an apartment lifestyle or families looking for larger properties.

One of the main draws of this area is the idyllic seaside lifestyle on offer, as well as the abundance of local amenities and leisure facilities. The transportation links are also excellent, making it easy to explore the surrounding area and beyond. With Saltburn Primary School and Huntcliff School both rated as 'Good' by Ofsted, you can rest assured that education won't be an issue.

Behind Marine Parade lies Milton Street, which has become the heart of the community. Here, you'll find a variety of

popular bars, restaurants, and other eateries that cater to all tastes.

Below the parade, you can access the oldest working water-balanced cliff tramway in Britain, which provides a convenient route from the town to the Pier below.

For those commuting south to Whitby or north to Middlesbrough and beyond, the A174 is easily accessible by car or via the rail links provided by Saltburn Railway Station. All of these factors make Marine Parade an excellent choice for anyone looking for a place to call home.

Additional info;

Tenure: Share of freehold

Length of lease: 900+ years

Annual ground rent / service charge : £2000

Ground rent / service charge review period (year/month): TBA

Council tax band: C

The property can be let but not used as a holiday let.

Permission is required from the Board of Directors to have pets

All the above information is believed to be correct, however, should be confirmed via a legal executive.



- Two new shower rooms fitted since 2018



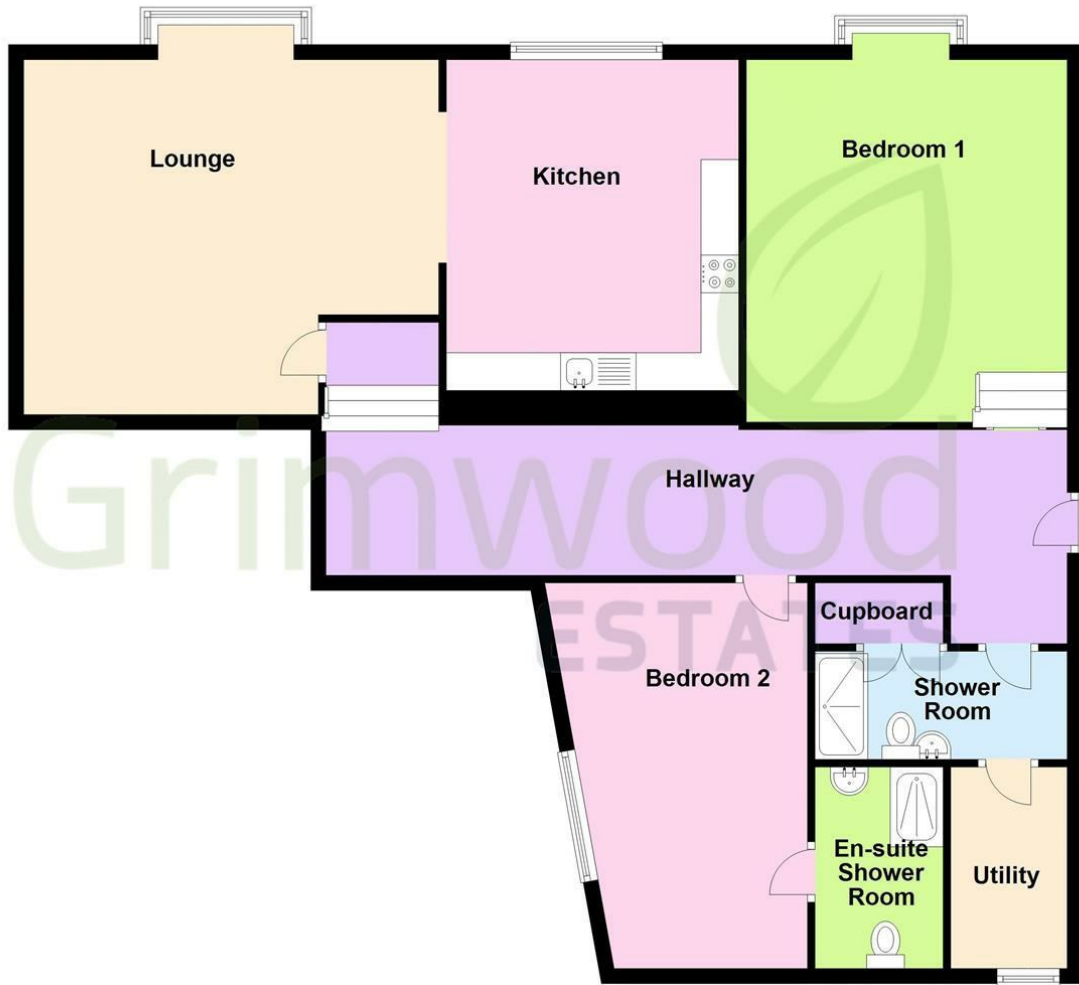



Additional Information

Local Authority -
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Share of Freehold

Ground Floor



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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