



Flat 1, Wessex Court 1-3 Esplanade, Scarborough YO11 2AE
Offers In The Region Of £200,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- PANORAMIC SEA, HARBOUR & COASTLINE VIEWS
- PRIVATE FULL LENGTH BALCONY
- NO ON-WARD CHAIN
- TWO DOUBLE BEDROOMS
- GRADE 2* LISTED BUILDING

Nestled in the heart of Scarborough, at 1-3 Esplanade Wessex Court, this exquisite flat offers a unique blend of comfort and elegance. As a Grade II star listed building, it boasts historical charm while providing modern conveniences. The property features two spacious double bedrooms, including a master suite with an en-suite bathroom and built-in storage, ensuring ample space for relaxation and privacy.

The large lounge and dining hall create an inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. One of the standout features of this apartment is the private balcony, which presents breathtaking panoramic views of the sea, harbour, and coastline. Imagine sipping your morning coffee or enjoying a sunset while taking in the stunning scenery.

Additionally, the flat includes a separate utility area and a convenient separate W/C, enhancing the practicality of the living space. With no onward chain, this property is ready for you to move in and make it your own. There is also further storage available in the communal storage area, providing extra space for your belongings and a communal lift within the building.

This remarkable apartment is not just a home; it is a lifestyle choice, offering the perfect blend of coastal living and historical significance. Whether you are looking for a permanent residence or a holiday retreat, this property is sure to impress. Don't miss the opportunity to own a piece of Scarborough's heritage with modern comforts.

To arrange a viewing please contact our friendly team on 01723 352235 or visit our website www.cphproperty.co.uk.





ACCOMMODATION

FIRST FLOOR

Lounge
14'5" x 15'1" max

Dining Hall
11'1" x 7'10" max

Kitchen
6'10" x 8'6" max

Utility Room
5'6" x 4'11" max

W/C
2'7" x 5'6" max

Bedroom 1
14'5" x 13'9" max

En-Suite
5'2" x 5'6" max

Bedroom 2
14'5" x 8'2" max

Externally

To the front of the property you will find a full length balcony accessed via double doors off the lounge which provides panoramic sea, harbour and coastal views. The property also benefits from private storage space within the large communal storage area.

Tenure/Maintenance

This Property is Freehold, accepts pets and residential lets however no holiday lets are permitted. A maintenance agreement is in place of which the property contributes £2145pa.

Details Prepared
AB050225

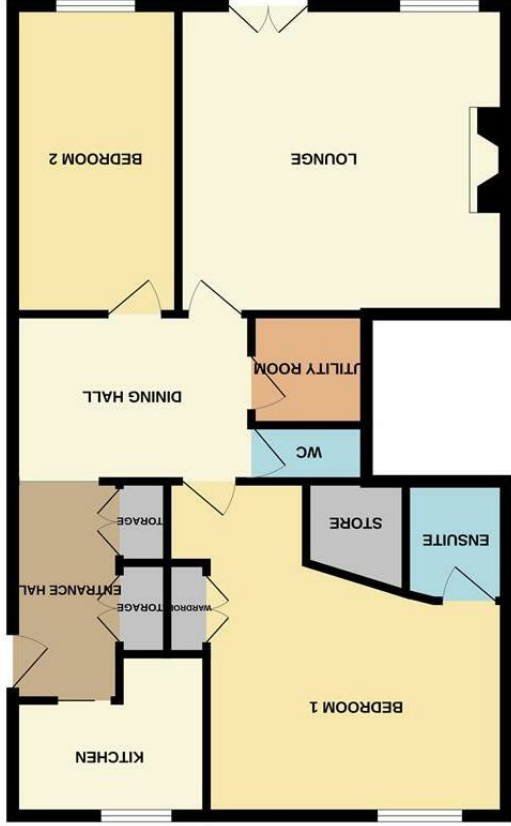


Interested? Get in touch:

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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for guidance 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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