



4 Wessex Court, Esplanade, Scarborough, YO11 2AE
Offers Over £150,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- A STUNNING TWO BEDROOM FIRST FLOOR APARTMENT
- OFFERING FANTASTIC SEA VIEWS
- SPACIOUS LIVING ARRANGEMENTS
- SET WITHIN A RENOWNED BUILDING WITH A LIFT FACILITY
- OCCUPYING A PROMINENT LOCATION ON SCARBOROUGH'S ESPLANADE
- OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Set within the popular WESSEX COURT on Scarborough's highly desirable ESPLANADE is this STUNNING TWO BEDROOM FIRST FLOOR FREEHOLD APARTMENT which offers SPACIOUS LIVING ARRANGEMENTS with FANTASTIC SEA VIEWS. Internal viewing is a MUST to fully appreciate this property which is offered to the market with NO ONWARD CHAIN.

The living accommodation is offered to the market in great decorative order with the vendor carrying out works including a electrical re-wire in 2020 and a new combination boiler also in 2020. Wessex Court is an imposing Grade II listed property and offers a grand communal entrance hall with an entry phone system and both a lift and stairs to the first floor where the property is situated. The internal accommodation comprise internally of a 10 metre (approx) entrance hall with great storage facilities, a generous lounge/diner with a bay window to the front elevation with provides far-reaching views across the sea over Scarborough Harbour and Scarborough Castle. The lounge also features a gas fireplace and high ceilings throughout, the kitchen is newly fitted and is modern in design, the bathroom also is newly fitted including a bath with shower over, a wash hand basin and WC. The main bedroom has a bay window which also enjoys sea views, and the second bedroom has great storage plus an additional adjoined room which is currently utilised for storage but has plumbing available to re-instate an en suite bathroom should you wish. Within Wessex Court lies a communal undercover garage/storage facility where each flat owner has a designated space/area.

This apartment is situated on Scarborough's renowned Esplanade and 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.





ACCOMMODATION

Communal Hall

With secure entry, lifts to all floors and individual letter boxes.

Entrance Hall

32'9" max x 4'3" max

Lounge

19'8" (max) x 14'5"

Kitchen

9'10" x 5'10"

Bathroom

7'6" x 4'11"

Bedroom One

17'0" max x 9'6"

Bedroom Two

11'9" (max) x 10'5"

En-Suite

5'6" x 4'7"

OTHER:

Communal Undercover Storage

There is a communal undercover storage facility where each flat owner has a designated space/area. Some of which have been used for parking for a motorised scooter by prior arrangement with the management company.

Tenure/Maintenance

We are informed by the vendor that the property is freehold with a maintenance agreement in place which is run in house and costs currently £1500 per annum, at the time of writing which includes building insurance.

Details Prepared/Ref

TLAB/100622

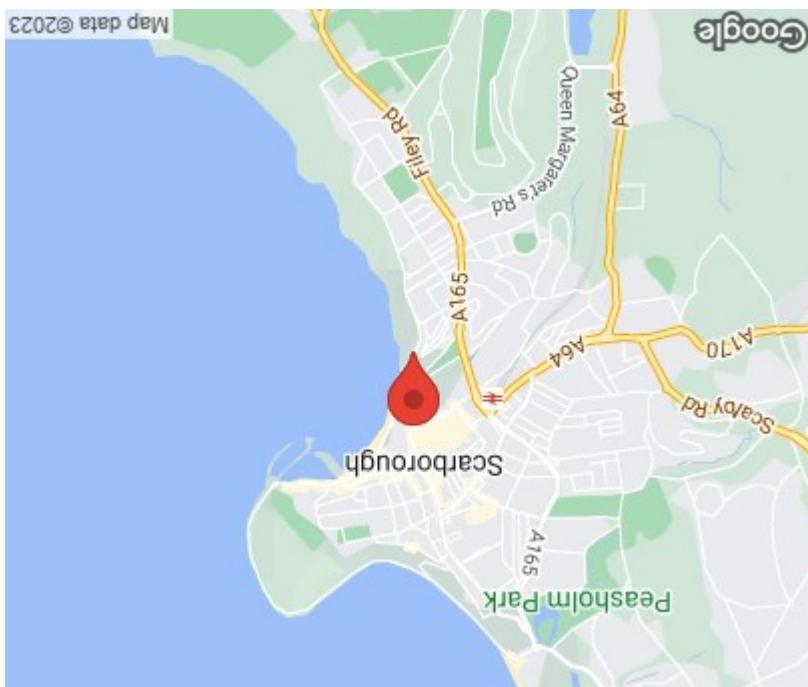
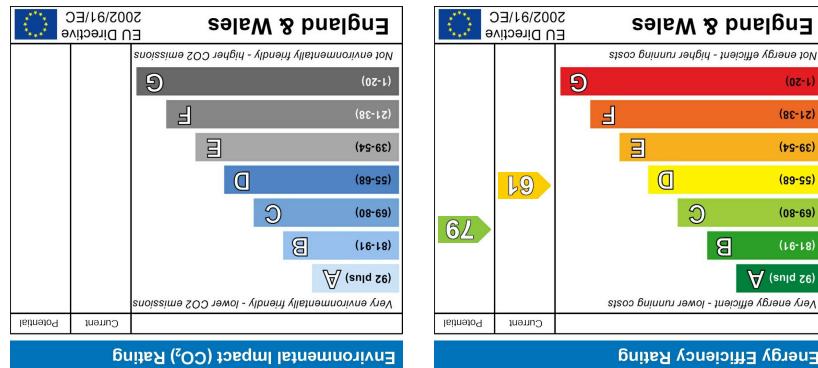
Interested? Get in touch:

19 St.Thomas Street,
Scarborough YO11 1DY

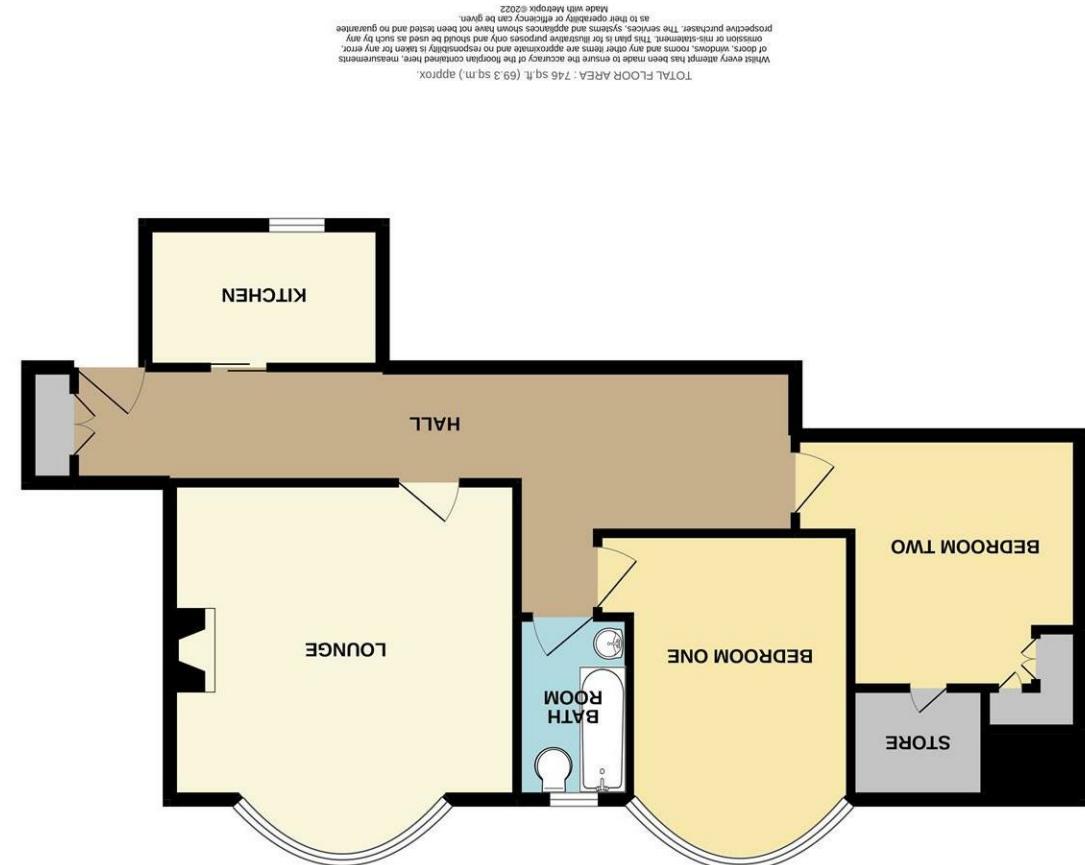
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CPH

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746 sq.ft. (69.3 sq.m.) approx.



69.3 sq.m.) app
FIRST FLOOR