





£180,000

FLAT 1, 3 WESTBOURNE GROVE, SCARBOROUGH, YOI 1 2DJ

- Maisonette
- Two Bedrooms
- Three Reception Rooms
- Gardens

IF YOU ARE LOOKING FOR SOMETHING THAT IS A BREAK FROM THE STANDARD APARTMENT THEN THIS IS ONE TO SERIOUSLY CONSIDER. PACKED FULL OF CHARM THIS TWO BEDROOM MAISONETTE SPANS THE GROUND AND LOWER GROUND FLOOR, THREE RECEPTION ROOMS, A FORMER VAULT AND WINE CELLAR AND GARDENS OVERLOOKING ROYAL CRESCENT GARDENS.





TIPPLE UNDERWOOD ESTATE AGENTS

3 Coldyhill Lane, Scarborough, North Yorkshire, YO12 6SF

CONTACT

www.tippleunderwood.co.uk 01723 350299 mail@tippleunderwood.co.uk

for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

Flat I, 3 Westbourne Grove, Scarborough, YOII 2DJ

LOWER GROUND FLOOR ROOM
WINE CELLAR TORAGE VAULT LAUNDRY
HALL

BASEMENT LEVEL 489 sq.ft. (45.4 sq.m.) approx. GROUND FLOOR 1080 sq.ft. (100.3 sq.m.) approx.



TOTAL FLOOR AREA: 1569 sq.ft. (145.7 sq.m.) approx.

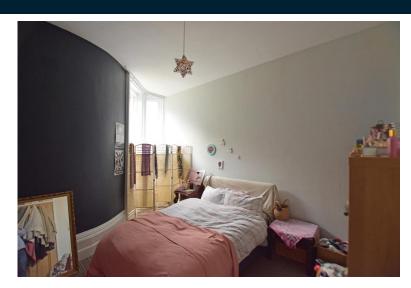
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other tense are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operations.



Property Description

The property when briefly described comprises, communal entrance hall, hallway, bay fronted sitting room, glazed bay dining room, two bedrooms, and bathroom to the ground floor. To the floor below is a further reception room, laundry, craft area, former bank vault and former wine cellar. Gardens to the side overlooking Royal Crescent gardens









GROUND FLOOR

COMMUNAL HALL

HALLWAY

LOUNGE 18' 8" x 15' 3" (5.69m x 4.65m) into bay

DINING ROOM 23' 5" x 11' 6" (7.14m x 3.51m) max

KITCHEN
11' 9" x 8' (3.58m x 2.44m)

BEDROOM 11' x 10' 8" (3.35m x 3.25m)

BEDROOM 11'3" x 9'2" (3.43m x 2.79m)

 ${\tt BATHROOM}$

LOWER GROUND FLOOR

HALLWAY

SITTING ROOM 15' 7" x 14' (4.75m x 4.27m) max

CRAFT ROOM

LAUNDRY 9' 6" x 8' (2.9m x 2.44m) max

VAULT

WINE CELLAR 10' 10" x 9' 2" (3.3m x 2.79m)

OUTSIDE

GARDENS