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Apt 6 Villa Esplanade Esplanade, Scarborough

Guide Price **£450,000**



Apt 6 Villa Esplanade Esplanade Scarborough

- Located Centrally on The Esplanade with Coastline views from the South Facing Balcony
- Feature Open Plan Modern Breakfast Kitchen/Diner with Double Patio Doors to Balcony
- Located on the First Floor within this Recently Converted Iconic Building
- Two Double Bedrooms with En-Suite to Master
- Well Appointed Leasehold Apartment Makes an Ideal Permanent Residence or Holiday Home

Nestled on the famous Esplanade in the charming coastal town of Scarborough, this exquisite first-floor apartment offers a unique blend of modern living and stunning natural beauty. This recently converted iconic building sits atop of the Famous Esplanade and the apartment boasts fantastic views down the coast and out to sea from the South facing balcony.

Inside, the property is well-appointed and features two generous bedrooms, including a master bedroom with en-suite shower room. The apartment also boasts a feature open-plan breakfast kitchen and lounge/diner, which is designed for both relaxation and entertaining. Double patio doors lead out to the South-facing balcony, where you can enjoy breathtaking views down the coastline, making it the perfect spot for morning coffee or evening sunsets.

The location is ideal, with a wealth of amenities right at your doorstep. You will find The Spa, South Bay, and the beach within easy reach, allowing for leisurely strolls along the shore. Additionally, a short scenic walk over Spa Bridge will take you into Scarborough's vibrant town centre, where you can explore shops, cafes, and local attractions.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, convenience, and coastal charm. Whether you are looking for a permanent residence or a holiday retreat, this apartment is sure to impress. Don't miss the



Council Tax Band

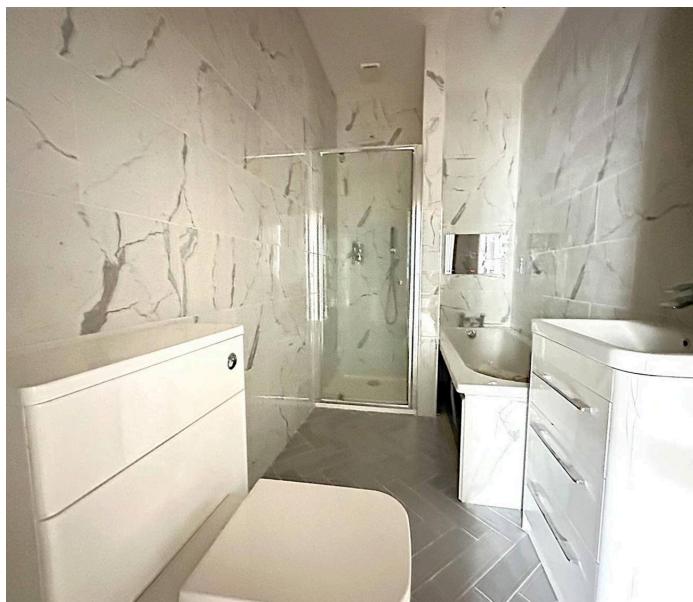
Due to these apartment being newly converted we are still awaiting confirmation on the council Tax Band (T.B.C)

Tenure/Maintenance

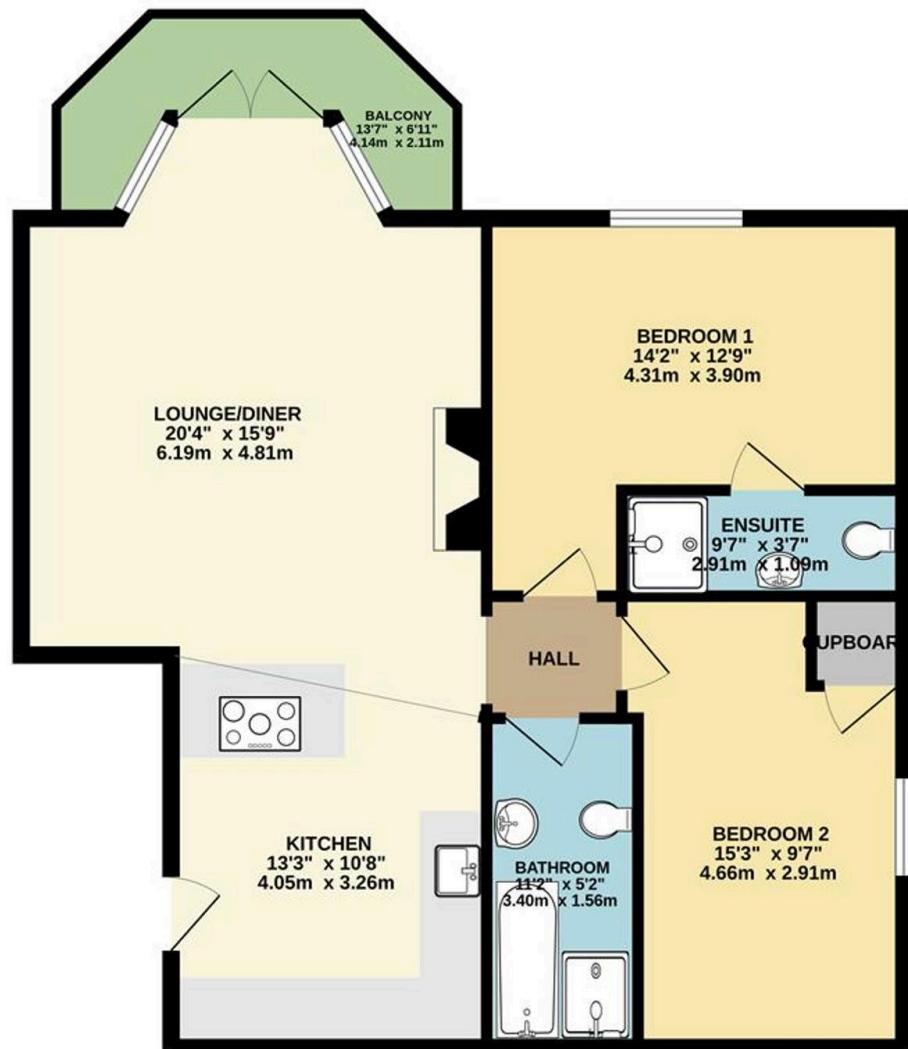
We have been advised by the vendor that the property is Leasehold with a 999 year lease starting from 2023 and the annual maintenance charge for Apartment 6 is £1,602.32 PA
*We do however advise that matters subject to the tenure, maintenance and restrictions are to be clarified with a solicitor.

HMRC DISCLAIMER:

If you have an offer accepted on this property, we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Landmark and Lifetime Legal. They charge a fee for this service. For further information, please contact our office.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 guarantee as to their operability or efficiency can be given.
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132