



CPH

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CHARTERED SURVEYORS
For over 30 years

Flat 12, Sebastian Court 35-36 Esplanade Gardens
In Excess of £130,000



Flat 12

Sebastian Court 35-36 Esplanade Gardens,
Scarborough

- TWO BEDROOM SECOND FLOOR APARTMENT
- IMPOSING BUILDING WITH LIFT FACILITY
- OPEN PLAN LIVING/DINING/KITCHEN
- POPULAR SOUTH CLIFF LOCATION
- OFFERED WITH NO ONWARD CHAIN

We are delighted to present this stylish two bedroom second floor apartment, set within an imposing building complete with a convenient lift facility, perfectly positioned in the ever-popular South Cliff area.

Step inside to discover a spacious open plan living, dining, and kitchen area that creates a welcoming space for relaxing or entertaining, with plenty of natural light adding to the airy feel. The kitchen is well-appointed, while the utility room keeps everything organised and tidy. An additional office room provides the ideal spot for working from home or tackling hobbies. Both bedrooms are generously sized, offering flexibility for guests or family, and the apartment is offered with no onward chain, making your move simple and stress-free.

Whether you are searching for a charming seaside second home, a first time buy, or an attractive buy to let investment, this apartment ticks all the boxes with its well-thought-out layout and sought-after location.

With easy access to local amenities, transport links, and the vibrant seafront, this is a fantastic opportunity not to be missed. Arrange your viewing today and see all that this lovely South Cliff apartment has to offer.

Council Tax band: C

Tenure: Leasehold



SECOND FLOOR

Entrance Vestibule

7' 3" x 5' 11" (2.20m x 1.80m)

Hall

26' 3" x 4' 7" (8.00m x 1.40m)

Lounge/Diner

14' 9" x 12' 6" (4.50m x 3.80m)

Kitchen

11' 2" x 7' 3" (3.40m x 2.20m)

Utility

7' 3" x 7' 3" (2.20m x 2.20m)

Bedroom 1

15' 9" x 10' 6" (4.80m x 3.20m)

Bedroom 2

15' 9" x 9' 10" (4.80m x 3.00m)

Office/Possible En-Suite

6' 11" x 5' 3" (2.10m x 1.60m)

Bathroom

8' 10" x 7' 3" (2.70m x 2.20m)

Tenure/Maintenance

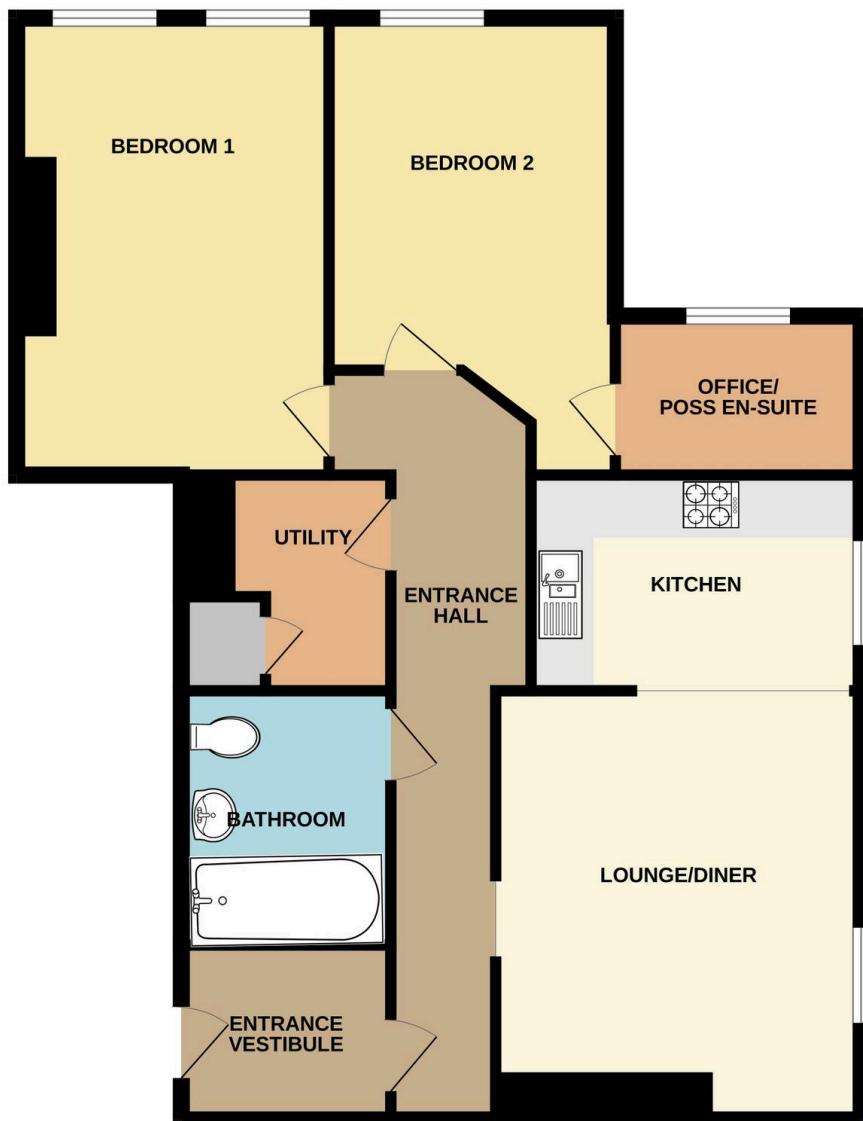
To be confirmed.

HMRC

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.



SECOND FLOOR
872 sq.ft. (81.1 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.1 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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Interested?

Contact our friendly team today
01723 352235 | sales@acphproperty.co.uk

With you every step of the way



Sales, Lettings & Commercial

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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