







Cliff Top, Filey, YO14 9HG

- Ground Floor Apartment
- Panoramic Sea Views
- Excellent Condition
- Available Furnished
- Two Bedrooms
- Open Plan Interior
- No Onward Chain
- EPC Grade: D

Guide Price £290,000

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HERE TO GET *you* THERE

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Hunters are delighted to present this beautifully appointed ground floor apartment, occupying an enviable position on Cliff Top, Filey. Boasting breath-taking panoramic sea views from the majority of its windows, this exceptional coastal home combines stylish modern interiors with an unrivalled setting, making it ideal as a permanent residence, holiday home or investment opportunity.

The accommodation centres around a superb open-plan living space, seamlessly combining the kitchen, dining and lounge areas to create a bright and sociable environment. Large picture windows perfectly frame the stunning coastal views, flooding the room with natural light, while the contemporary fitted kitchen offers a range of modern units and ample workspace. The dining area enjoys an incredible outlook across the bay, making every meal a special occasion.

The property offers two generous double bedrooms, along with an additional room which would also make an ideal study or home office. A stylish and modern family bathroom completes the internal accommodation.

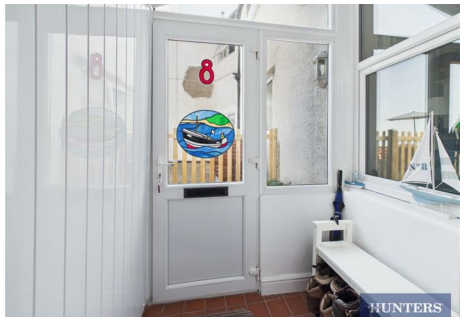
Externally, the property enjoys a generous composite decked seating area to the front with uninterrupted sea views, providing the perfect space for outdoor dining, entertaining or simply relaxing while taking in the stunning coastal scenery. To the rear is a private courtyard, accessed via Queen Street, offering a practical entrance after a day at the beach. The property also benefits from an external storage area and a useful outside WC, adding further convenience. On-street parking is available nearby on a first come, first served basis.

The property is offered to the market with no onward chain, and the majority of the furniture is available to be included, making this an excellent turnkey opportunity for buyers looking for a holiday home or ready-to-go investment.

We have been advised that the property is Freehold with a Deed of Covenant in place. We have also been advised that there are no restrictions on holiday letting, pets or Assured Shorthold Tenancies (ASTs).

Perfectly positioned on Filey's sought-after Cliff Top, the apartment is just moments from the beach, promenade, local cafés and the town centre, offering an exceptional opportunity.





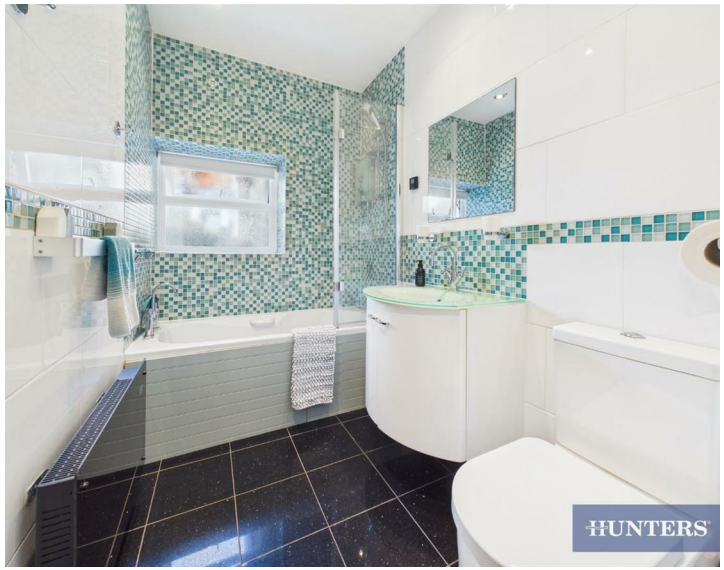




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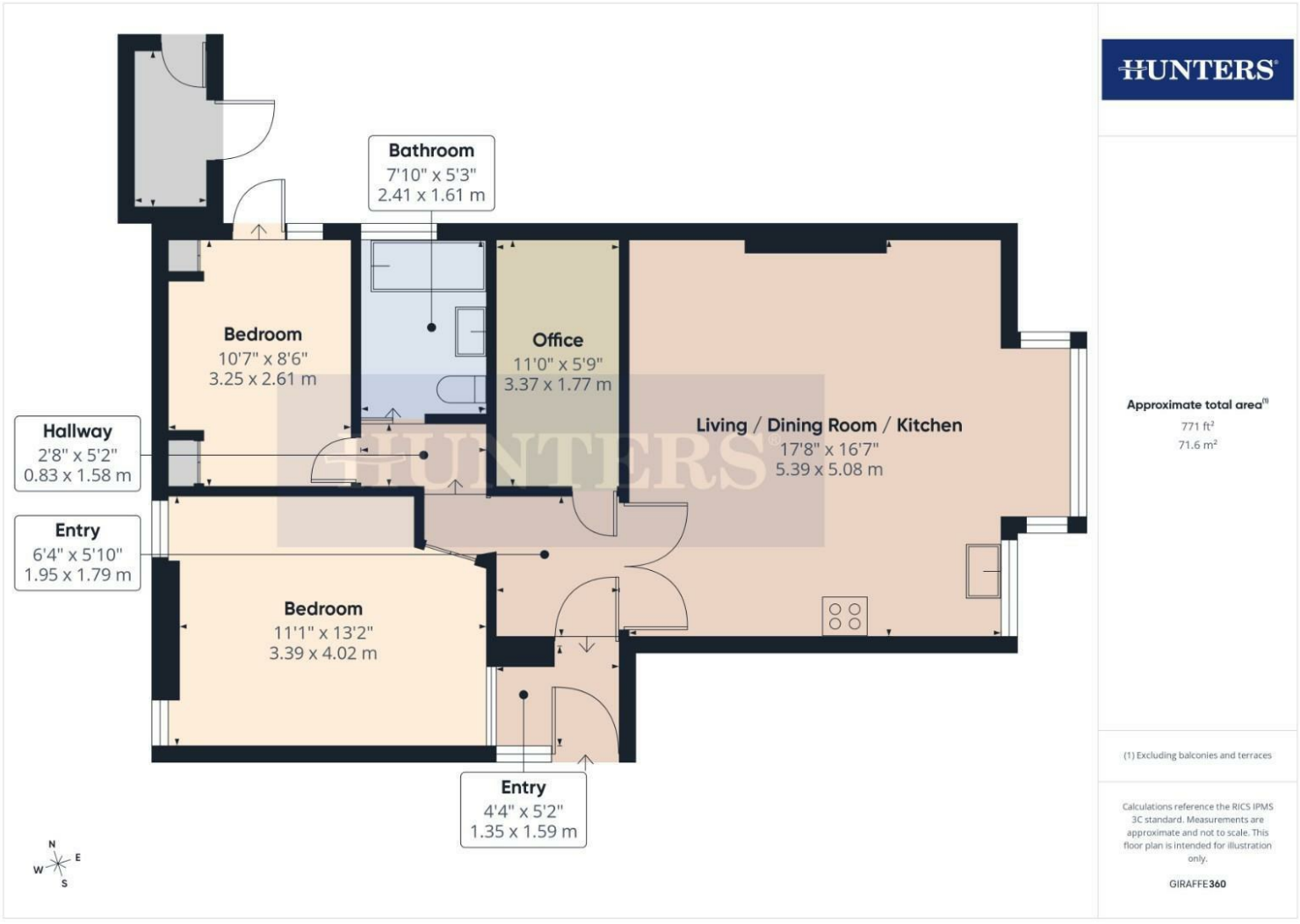






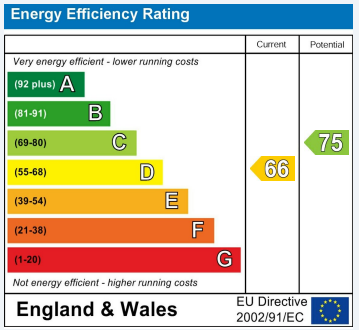
HMRC Disclaimer - Filey

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact filey@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

The Property Ombudsman

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