ANDREW COWEN







23 Fairview Court St. Martins Avenue, Scarborough, YO11 2DA

Guide Price £122,500

- *Impressive period building dating from 1856*
- *Generously sized bedrooms*
- *Convenient central location*
- *Private entrance and courtyard area with storage*
- *Modern fitted kitchen*
- *Ideal permanent home or investment opportunity*
- *Well-presented accommodation throughout*
- *Contemporary bathroom facilities*
- *Close to local amenities and transport links*

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This beautifully presented two-bedroom apartment occupies an impressive period building dating from 1856, combining striking architectural character with spacious and versatile accommodation. Featuring a generous bay-fronted living room, separate fitted kitchen, two well-proportioned bedrooms and bathroom, the property also benefits from a private courtyard area. A distinctive and characterful home, ideal as a permanent residence, first-time purchase or investment opportunity.

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Council Tax Band: B





Set within an impressive and highly distinctive period building on the South Cliff dating from 1856, this beautifully presented two-bedroom apartment combines generous accommodation with an abundance of architectural character. The striking pale-blue façade, ornate detailing and imposing entrance create an exceptional first impression, while the apartment itself offers approximately 732 sq. ft. (67.9 sq. m.) of well-proportioned living space.

With its own private entrance in the courtyard once inside, the property is approached via a welcoming hallway which provides access to the principal accommodation. At the heart of the home is a particularly spacious living room, enhanced by an attractive bay window which allows plenty of natural light into the room and provides ample space for both comfortable seating and a dedicated dining or home-working area.

The separate fitted kitchen features a bold and characterful range of deep-blue cabinetry complemented by contrasting work surfaces and tiled splashbacks, providing excellent storage and preparation space.

There are two bedrooms, including a generously proportioned principal double bedroom, together with a versatile second bedroom which would work equally well as a guest room, home office or dressing room. Completing the accommodation is a fitted bathroom with a double sized shower unit.

Externally, the property enjoys the added benefit of its own private outside courtyard area, providing a pleasant and relatively low-maintenance space for seating and potted plants. In addition there is a large outdoor storage area ideal for bicycles, garden furniture etc.

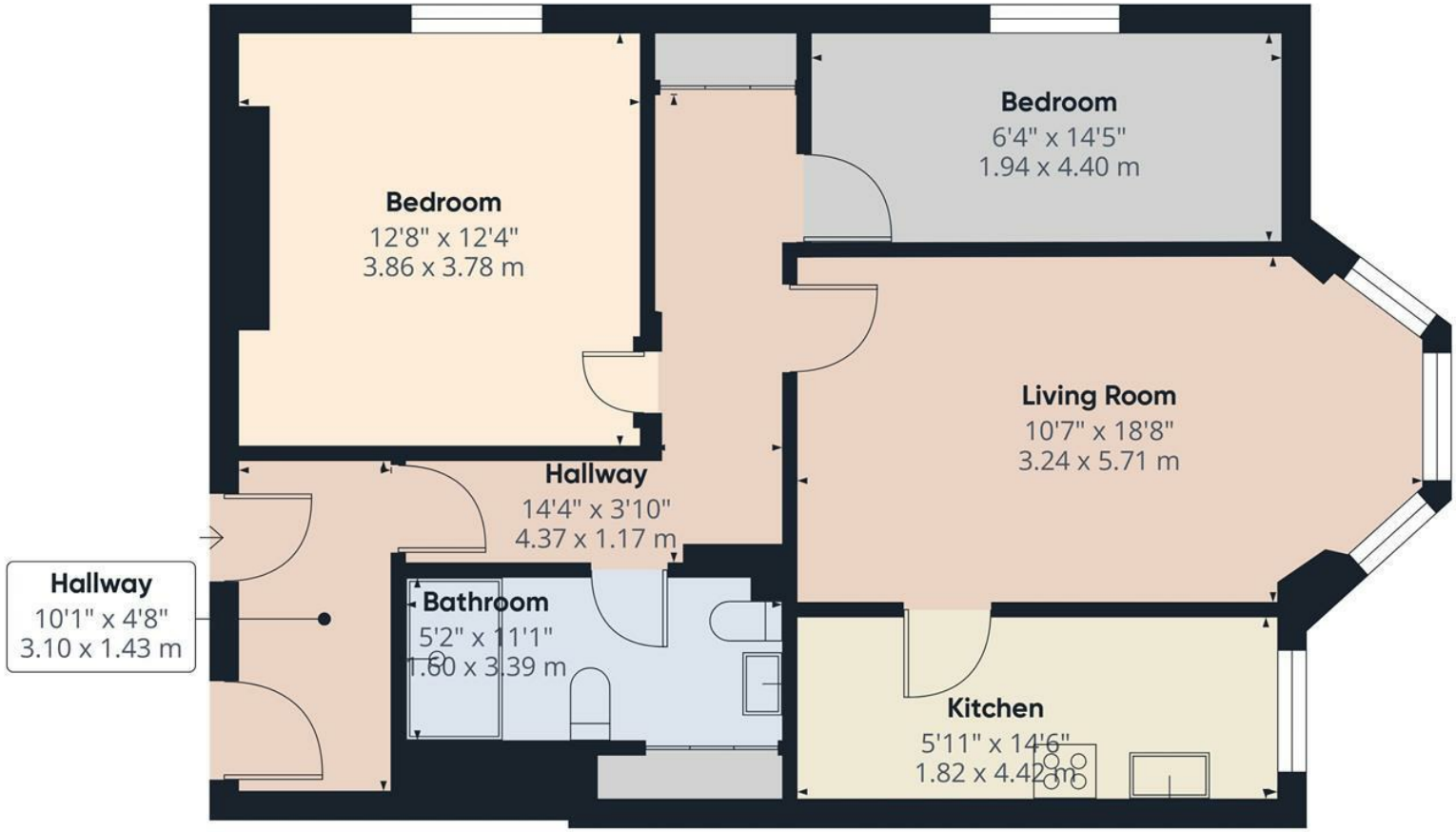
Perhaps one of the property's greatest attractions is the building itself. Its elegant period façade, decorative mouldings, tall sash-style windows and ornate architectural detailing give it a real sense of grandeur and individuality, making this an apartment that stands apart from more conventional developments. Located close to The Esplanade and sea front this building is also close to the shops and amenities on Ramshill whilst also a short distance to the town centre itself.

Offering a wonderful blend of period character, generous accommodation and practical modern living, this attractive two-bedroom apartment would make an excellent permanent residence, first-time purchase or investment opportunity. Early viewing is highly recommended to fully appreciate both the accommodation and the impressive setting in which it sits.





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SALES - LETTINGS - MANAGEMENT



Approximate total area(1)

732 ft²

67.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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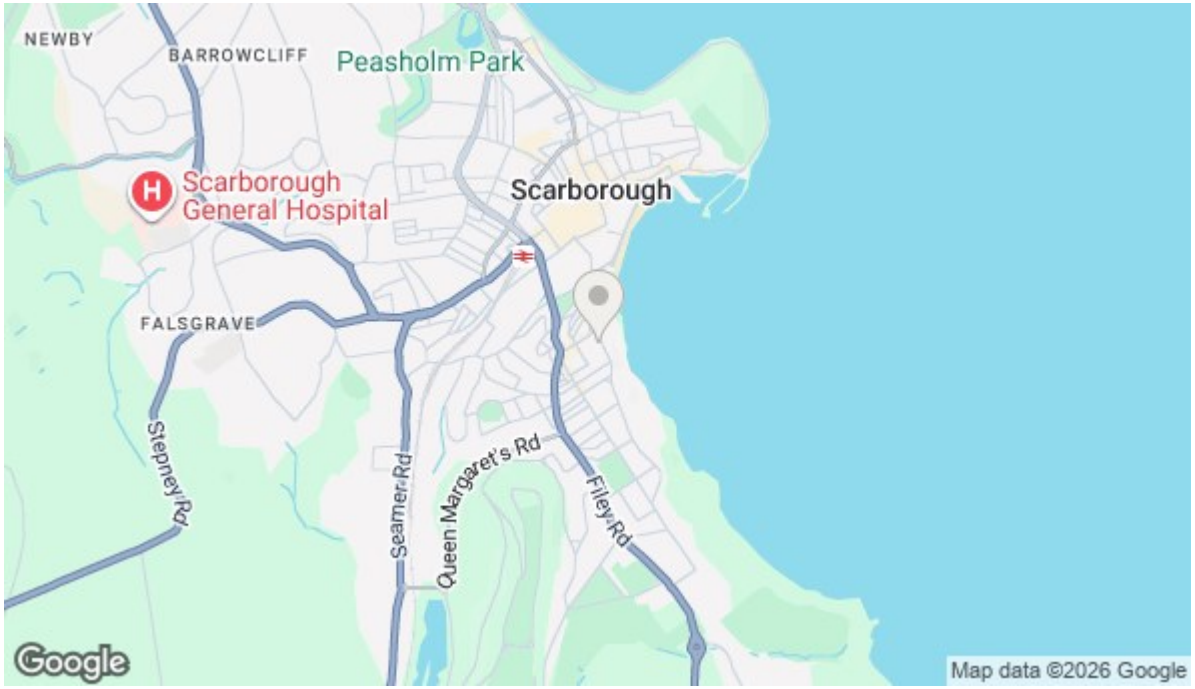


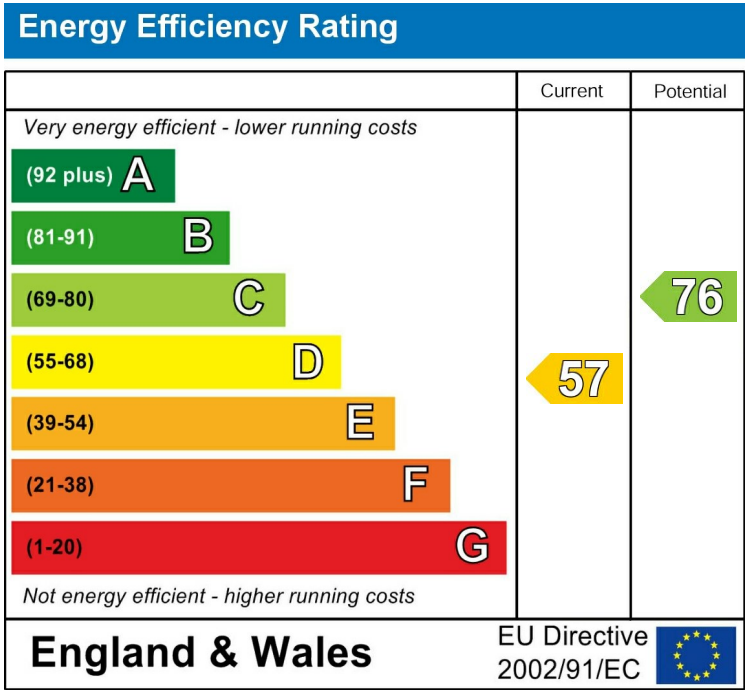












Viewings

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Book a no obligation valuation today!

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