



9 SANDSEND COURT, THE PARADE, SANDSEND, WHITBY
OFFERS OVER £550,000

Carter Jonas

9 SANDSEND COURT, THE PARADE, SANDSEND, WHITBY, YO21 3TD

Sandsend Court is a prominent Victorian building positioned directly opposite Sandsend beach, right in the heart of this desirable coastal village. Originally built as a hotel to accommodate the wave of tourism brought to the area by the new railway lines built in the late 1800s, it was converted to apartments in the 1960s.

Apartment 9 is one of the largest in the building at over 1300 square feet and occupies the western end, with triple aspect windows affording fabulous views from every aspect and plenty of natural light. The property was extensively renovated approximately 10 years ago, including roof repairs, high levels of insulation and soundproofing, a full rewire and new plumbing, timber treatment and new double-glazed windows installed throughout.

At this time, the layout was also cleverly reconfigured to suit modern-day lifestyles, providing wonderfully bright, open plan living and dining areas surrounding a fitted kitchen with breakfast bar, and an office/separate lounge which could also serve as an occasional bedroom. If required, an enclosed third bedroom could easily be reinstated in this space. The 2 bedrooms are both good-sized doubles and are served by 2 bathrooms, and there are several fitted cupboards providing excellent storage space. Optimising the sea-front position, all of the principal rooms orient to the front, enjoying picture perfect coastal views.

The apartment benefits from being owned as freehold, with the shared communal areas of the building bound by a lease which restricts holiday lets. The property's generous size lends itself well to being a full-time residence; it would equally make an ideal low-maintenance second home.

Sandsend is a beautifully unspoiled coastal village with a large expanse of sandy beach and stunning scenery. Home to the AA rosette restaurant Estbek House, and with excellent further amenities locally including a pub, this pretty fishing village is a real gem, with easy access to the best eateries and amenities on your doorstep. A wide variety of shops, restaurants and bars are available in nearby Whitby, with the North York Moors and transport links on the doorstep.

TENURE Commonhold **EPC BAND** C

A SUPERB 2/3 BEDROOM SEAFRONT APARTMENT BOASTING SPECTACULAR VIEWS ACROSS THE YORKSHIRE HERITAGE COASTLINE AND SANDSEND VALLEY.







9 Sandsend Court

Approximate Gross Internal Floor Area = 122.1 sq m / 1315 sq ft

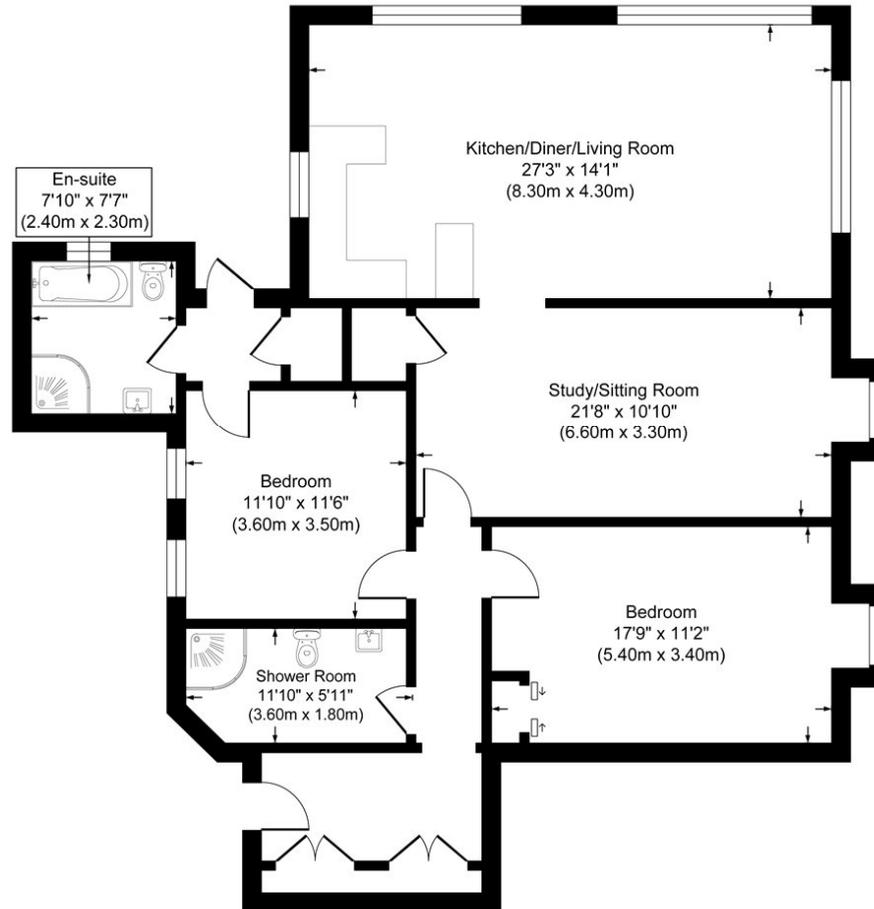


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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