



Inglebys

Estate Agents



16, De Brus Court Marine Parade

Saltburn By The Sea, TS12 1EH

£179,950



Situated in the sought-after coastal town of Saltburn-by-the-Sea, this well-presented two-bedroom apartment at De Brus Court offers stylish living with panoramic sea views across the North East coastline.

The property offers a spacious reception room, a well-appointed fitted kitchen, and two generously proportioned bedrooms, providing comfortable accommodation throughout. Further benefits include a convenient additional WC and the added advantage of being offered with no onward chain, ensuring a smooth and hassle-free purchase.

Ideally located within walking distance of the town centre, with its range of shops, cafés and amenities, the apartment also comes with a garage for secure parking.

Perfect as a main home, holiday retreat or investment, this is a fantastic opportunity to enjoy coastal living at its best.



Situated in the highly sought after De Brus Court, directly on Marine Parade, this second-floor apartment boasts fabulous sea & coastline views to the front aspect, complete with a private balcony. Off-street parking for 1x car, and being close to Saltburn's thriving Town Centre & beach, this property must be viewed to be fully appreciated.

Tenure Details: Leasehold.

PLEASE NOTE: Due to lease restrictions, holiday lettings, residential lettings & pets are strictly prohibited.

EPC Rating: Awaiting Certificate

Council Tax Band: Band-B.

Communal Entrance

Phone Entry System. Carpet. Stairs leading to all floors.

Entrance Hall

Storage cupboard. Carpeted.

Lounge 15'4" x 15'3" (4.69m x 4.67m)

Double glazed full length windows to the front aspect with sweeping sea views. Glazed uPVC door, opening onto the balcony. Electric fire with stone surround. Wall mounted electric heater. Entryphone. Carpeted.

Kitchen 8'9" x 7'5" (2.69m x 2.27m)

Double glazed window to the front aspect. A range of fitted wall and base units with laminate roll top work surfaces. Plumbing for a washing machine. Integrated electric oven with matching hob and overhead extractor hood. Stainless steel sink and drainer. Vinyl flooring.

Bathroom 6'10" x 6'1" (2.09m x 1.86m)

Walk-in shower with glass enclosure. Contemporary WC with a hand wash basin incorporated into a stylish vanity unit. Wall mounted chrome radiator. Extractor fan. Partially tiled. Vinyl flooring.

W/C 4'5" x 2'10" (1.37m x 0.87m)

Wall mounted hand-basin. Low-level W/C. Partially tiled. Stored Hyco Hot Water System. Vinyl flooring.

Bedroom One 11'5" x 10'0" (3.50m x 3.06m)

uPVC double glazed window to the side aspect. Fitted wardrobes. Carpeted.

Bedroom Two 9'2" x 7'5" (2.80m x 2.27m)

uPVC window to the rear aspect. Storage cupboard. Carpeted.

External

Garage. Located to the side of De Brus Court.

Anti-Money Laundering (AML) & Funding Disclaimer

Legal Requirement: We must verify the identity and conduct full due diligence on all parties connected to a transaction to comply with UK Money Laundering Regulations.

All Legal Entities Covered: Mandatory compliance checks apply to all legal entities involved in the purchase, including individual buyers, companies, partnerships, trusts, or corporate bodies.

Zero Credit Impact: Checks are securely handled by a third-party compliance provider; they are strictly for identity verification and will not affect your credit history or score.

Fees & Refund Policy: A fee of £36 (including VAT) per check is payable in advance and becomes non-refundable once the checks have been conducted.

Proof of Funding: Valid proof or source of funding must be provided and approved before we can formally accept your offer.

Process Constraint: We cannot issue the official Sales Memorandum or progress the transaction until all fees are paid, funding documents are approved, and compliance checks are successfully completed for all entities.

Disclaimer

Please note that all measurements contained in these particulars are for guidance purposes only and should not be relied upon for ordering carpets, furniture, etc. Anyone requiring more accurate measurements may do so by arrangement with our office.

Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check the appliances / services before entering into any commitment.

The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

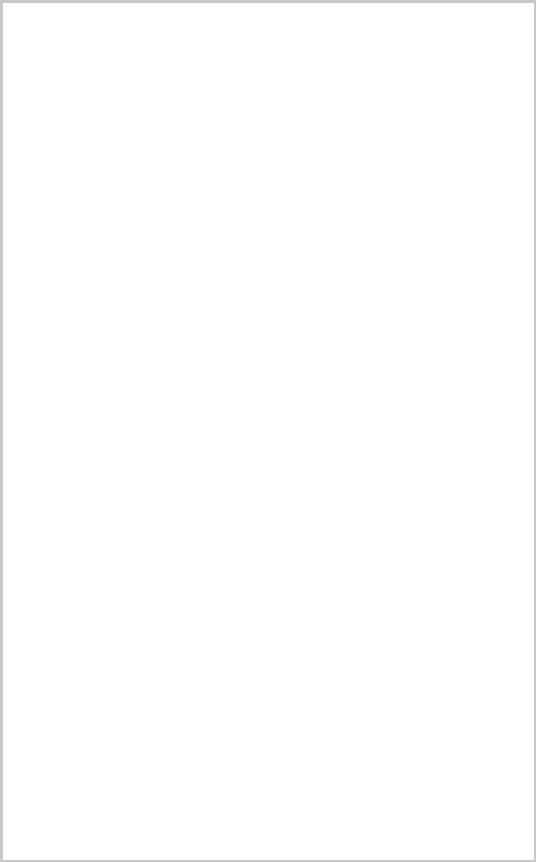
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Inglebys Estate Agents 4a Station Street, Saltburn by the Sea, North Yorkshire, TS12 1AE
Tel: 01287 623648 Email: enquiries@inglebysestateagents.com www.inglebysestateagents.com

Area Map



Floor Plans



Energy Efficiency Graph

