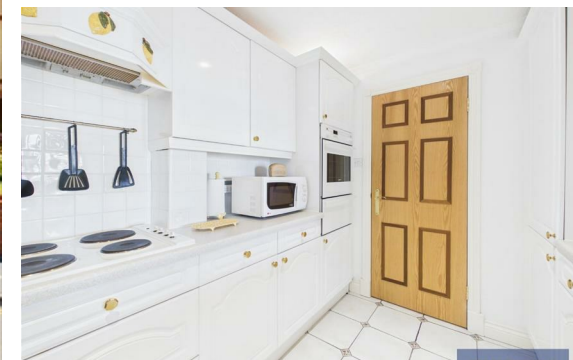




The Beach, Filey, YO14 9LW

- First Floor Apartment
- Sea View
- No Onward Chain
- Two Bedrooms
- Underground Parking
- EPC - C

Offers In The Region Of £260,000



The Beach, Filey, YO14 9LW



Hunters are delighted to bring to the market this spacious and well-presented two-bedroom first floor apartment situated in the highly desirable coastal town of Filey. Offering generous living accommodation throughout, a private balcony, underground parking and a convenient location close to the seafront, this property would make an ideal permanent residence or holiday home.

Upon entering the apartment, you are welcomed by a spacious entrance hallway which provides access to all rooms and offers useful storage space. The heart of the home is the generous living/dining room, a bright and inviting space perfect for both relaxing and dining. Double doors lead directly onto a private balcony providing beautiful sea views, creating a seamless connection between indoor and outdoor living.



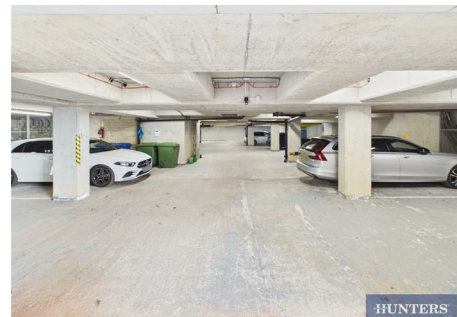
The fitted kitchen offers a range of wall and base units with ample worktop space, creating a practical and functional space for everyday cooking. The apartment benefits from two generously sized double bedrooms, both enjoying sea views and plenty of natural light. The principal bedroom enjoys access to an en-suite shower room, while a spacious family bathroom serves the remainder of the accommodation, providing convenience for both residents and guests.

Externally, the property benefits from a private balcony, secure underground parking and lift access for easy access to the first floor. A rare and highly sought-after feature within Filey. Located within easy reach of the ever-loved Filey Beach, the town centre which is filled with local shops and cafes, and in close proximity to transport links, this property is not one to miss.

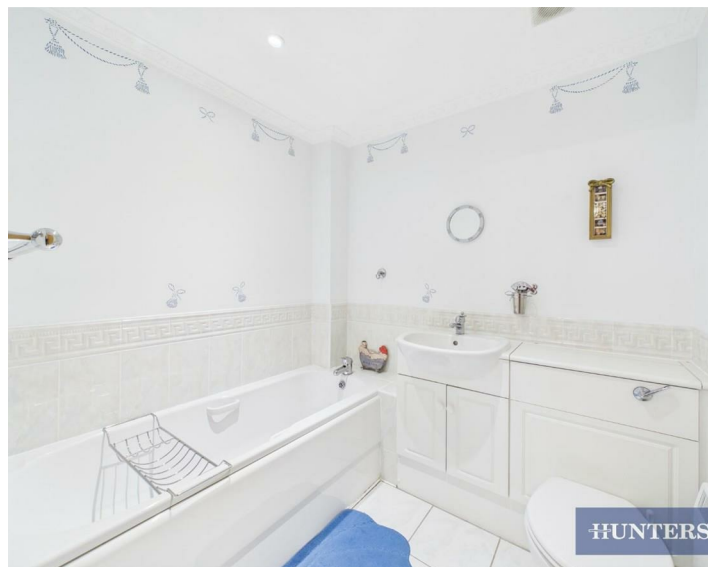


We have been advised that the property is leasehold with approximately 972 years remaining, and an annual service charge of £3,000.

A fantastic opportunity to acquire a spacious apartment in a prime Filey location, early viewing is highly recommended to fully appreciate everything this property has to offer.

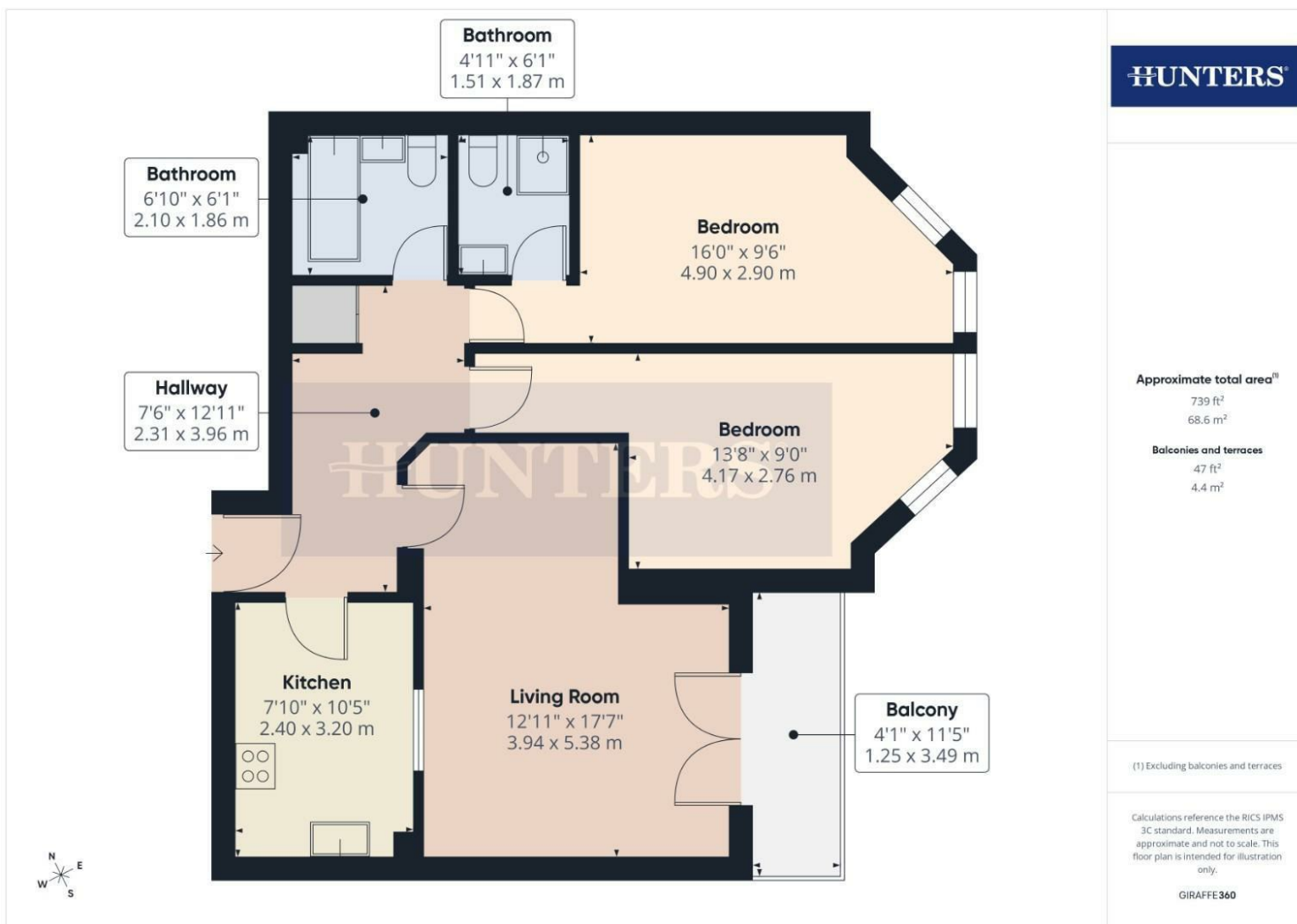


The Beach, Filey, YO14 9LW



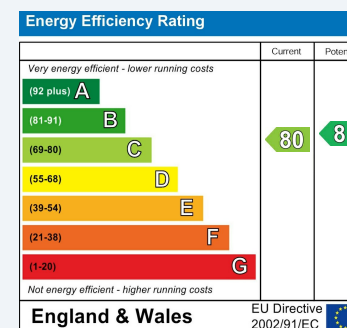
HMRC

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.