Inglebys
Estate Agents



Flat 4 13 Marine Parade

Saltburn-By-The-Sea, TS12 1DP

Price Guide £145,000

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** NEW GUIDE PRICE ** A beautifully presented 4th-floor 3-bedroom apartment boasting breathtaking views over Huntcliff and Saltburn's stunning coastline. Featuring an open-plan kitchen / living area, balcony, and light-filled interiors.

FOR SALE BY MODERN METHOD OF AUCTION VIA OUR PARTNER AGENTS AUCTION HOUSE NORTH YORKSHIRE AND TEES VALLEY

Alternative (Modern) method of Auction meaning - At the fall of the gavel or acceptance of an offer by the Seller, the Buyer will enter an exclusivity agreement with the seller. The buyer shall pay a non-refundable exclusivity fee to the value of 3.6% inc VAT of the sales price or £6,000 Inc VAT whichever is the greater. This symbolises the start of an exclusivity period of sale which will require an exchange of contracts to take place within 28 days of the buyer's solicitor receiving the contract pack. Completion of the sale must then take place within a further 28 days of the date of exchange of contracts. Full details and terms of exclusivity can be obtained from Auction House North Yorkshire and Tees Valley







Perched proudly on the 4th (top) floor of the building, this spacious and stylish apartment captures some of the most spectacular views Saltburn-by-the-Sea has to offer, from the dramatic clifftop views of Huntcliff to the front aspect, to the sweeping coastline of Redcar & beyond to the rear aspect.

The apartment's layout has been thoughtfully reconfigured to create a bright and open-plan living space, allowing natural light to flow effortlessly. The modern kitchen and living area form the heart of the home, perfectly positioned to enjoy the ever-changing seascape.

There are three well-proportioned bedrooms, including one to the front of the building where you can wake up to picture-perfect cliff and sea views. To the rear, a small private balcony offers an ideal spot to sit and watch the sunset over Saltburn's rooftops and coastline. A separate bathroom and W/C complete the accommodation.

Located within walking distance of Saltburn's popular beach, highly rated independent shops, cafés, and acclaimed bars and bistros, this property offers an exceptional lifestyle in one of the North East's most sought-after coastal towns.

Being on the 4th floor, the apartment benefits from peace, privacy, and elevated panoramic views. A true haven above the town, perfect for those who appreciate tranquility and the rewards of a top-floor vantage point.

Tenure: Share of Freehold.

Council Tax: Redcar & Cleveland Borough Council. Band-A.

EPC Rating: D-Rating.

Communal Entrance
Stairs lead up to the fourth floor.

Fourth Floor

Entrance Hall / Living Area 19'1" x 9'8" (5.82m x 2.95m)
Wooden door opens to the communal staircase and provides access to the apartment. Fitted storage cupboards. 2x radiators. LED downlighting. Carpeted.

Kitchen & Living Space 17'7" x 15'2" (5.36m x 4.64m)
A range of gloss wall, base & drawer units. Laminate worktops incorporating stainless steel sink with single drainer & mixer tap. Integrated electric oven & ceramic hob. Extractor hood. Integrated fridge, freezer & dishwasher. Exposed beams. LED downlighting. UPVC double glazed window to the front aspect with stunning views over Huntcliff, the coast, and surrounding countryside. Laminate flooring. Radiator. Gas fire with tiled hearth & backplate, and wooden fire surround.

Bedroom One 12'3" x 8'10" (3.74m x 2.71m)
UPVC double glazed window to the front aspect with views. Carpeted. Radiator. Storage cupboard.

Bedroom Two 8'5" x 8'1" (2.59m x 2.47m)
Carpeted. Radiator.

Bedroom Three 8'6" x 8'1" (2.61m x 2.47m)
Carpeted. Radiator.

Bathroom 8'3" x 4'1" (2.52m x 1.26m)
Panel bath with thermostatic shower above. Glazed shower screen. Chrome heated towel rail. Vinyl flooring.

Separate W/C 7'3" x 3'9" (2.23m x 1.16m)
Hand basin. Low-level W/C. Vinyl flooring. Hardwood glazed frosted window to the side aspect.

Utility Area 7'3" x 3'1" (2.23m x 0.94m)
Plumbing for washing machine & space for dryer. Wall-mounted combi-boiler. Vinyl flooring.

Inner Hallway
UPVC double glazed door opening to the Balcony.

Balcony
With views over Saltburn's rooftops and the coastline beyond, a tranquil space to enjoy during summer months.

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.

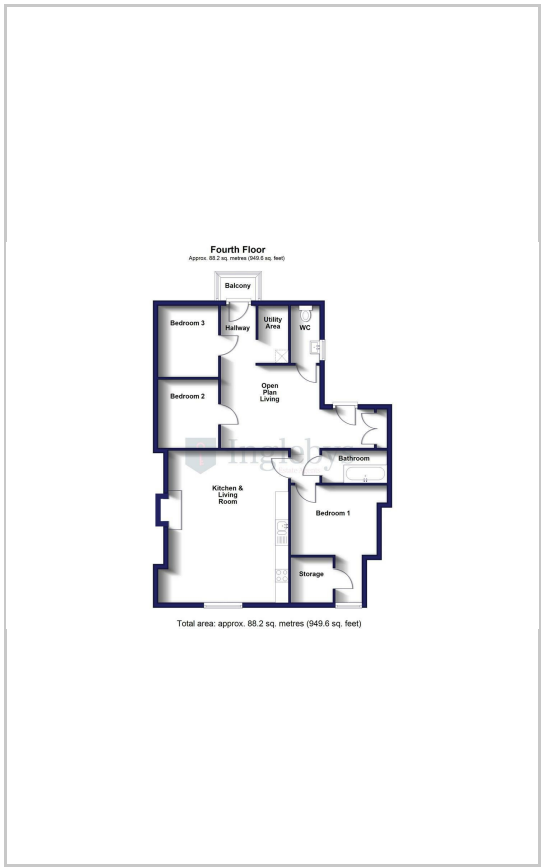
Our description of any appliances and / or services (including any central heating system, alarm systems, etc.) should not be taken as any guarantee that these are in working order. The buyer is therefore advised to obtain verification from their solicitor, surveyor or other qualified persons to check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

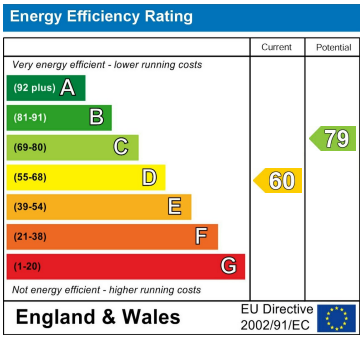
Area Map



Floor Plans



Energy Efficiency Graph



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.

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