



01947 601301

SEAVIEW GUESTHOUSE, 5 EAST CRESCENT

8 BED TOWN HOUSE



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PROPERTY FEATURES

- Victorian Guest House with Sea Views
- 2,650 sq ft of accommodation over 4 floors
- 6 En-Suite letting Rooms on the 2 Upper Floors
- A Separate Owners Suite occupying the whole of the lower ground floor
- Gas Central Heating & Double-Glazing Throughout
- Private South-Facing Garden & a Garage
- Current Rateable Value of £5,500 that qualifies for Small Business Rate Relief

Type: TOWN HOUSE

Availability: FOR SALE

Bedrooms: 8

Bathrooms: 7

Reception Rooms: 2

Parking: GARAGE

Outside Space: SOUTH FACING GARDEN

Tenure: FREEHOLD

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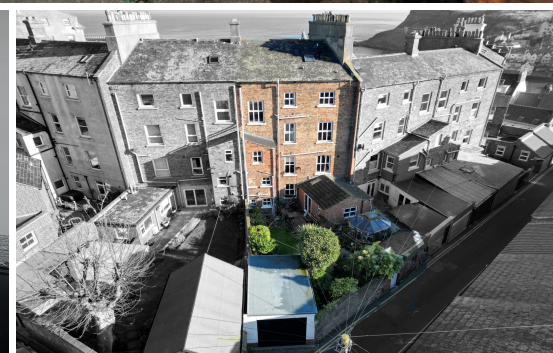
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SEAVIEW GUESTHOUSE, 5 EAST CRESCENT - 8 bed Town House - £725,000

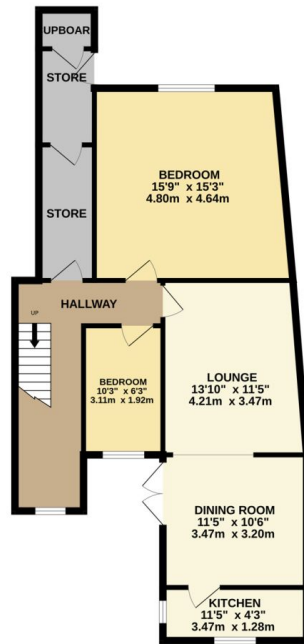


Hope & Braim are delighted to present Seaview Guesthouse on East Crescent in Whitby to the market. Standing at the centre of this Victorian Crescent is this substantial townhouse that boasts sea views to the front and a sheltered garden to the rear. The property has been run as a successful guesthouse for the past twenty years but due to retirement the business has closed although is still registered as a guest house and premises. There are four floors of accommodation comprising a separate owners suite on the lower ground floor, a kitchen, guest dining room and office on the ground floor and ensuite bedrooms on the upper floors. Downstairs the owners suite has spacious living with an open plan lounge/diner, a separate kitchen, a double bedroom, a single bedroom and a bathroom, with the living space linked to the private garden via French Doors. There is a commercial kitchen on the ground floor that serves the guest dining room that has room for sixteen covers and views out to sea. All the guest bedrooms are en-suite and there are three bedrooms on each upper floor with the four front bedrooms enjoying sea views. The building has period features such as floor to ceiling windows, marble fireplaces and decorative plasterwork plus benefits from having modern gas central heating and double-glazing throughout. Rare for a townhouse this property has a garage and a large garden to the rear that is both sheltered and south-facing, a real oasis in the centre of town.

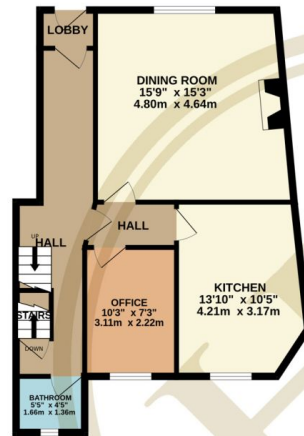


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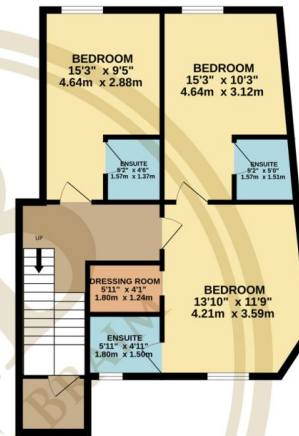
BASEMENT
827 sq.ft. (76.8 sq.m.) approx.



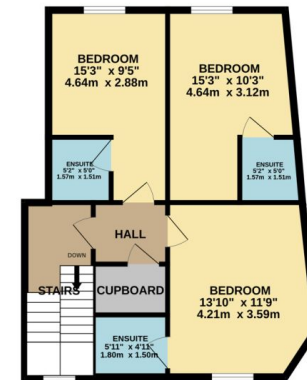
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



2ND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 2686 sq.ft. (249.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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