



01947 601301



TIDE WATCH, 9 BERKELY MANSIONS, WHITBY

2 BED APARTMENT



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PROPERTY FEATURES

- Balcony Apartment with Sea Views
- Lounge/Diner with Bay Window & Shutters
- Kitchen with High Gloss Cabinets & Integrated Appliances
- 2 Double Bedrooms & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Lift Served Block with Resident Parking
- 999 Year Lease from 2016 with a Service Charge of £1,434 pa
- Located on Whitby's Westcliff close to the Beach

Type: APARTMENT

Availability: FOR SALE

Bedrooms: 2

Bathrooms: 2

Reception Rooms: 1

Parking: RESIDENTS PARKING

Outside Space: BALCONY

Tenure: LEASEHOLD

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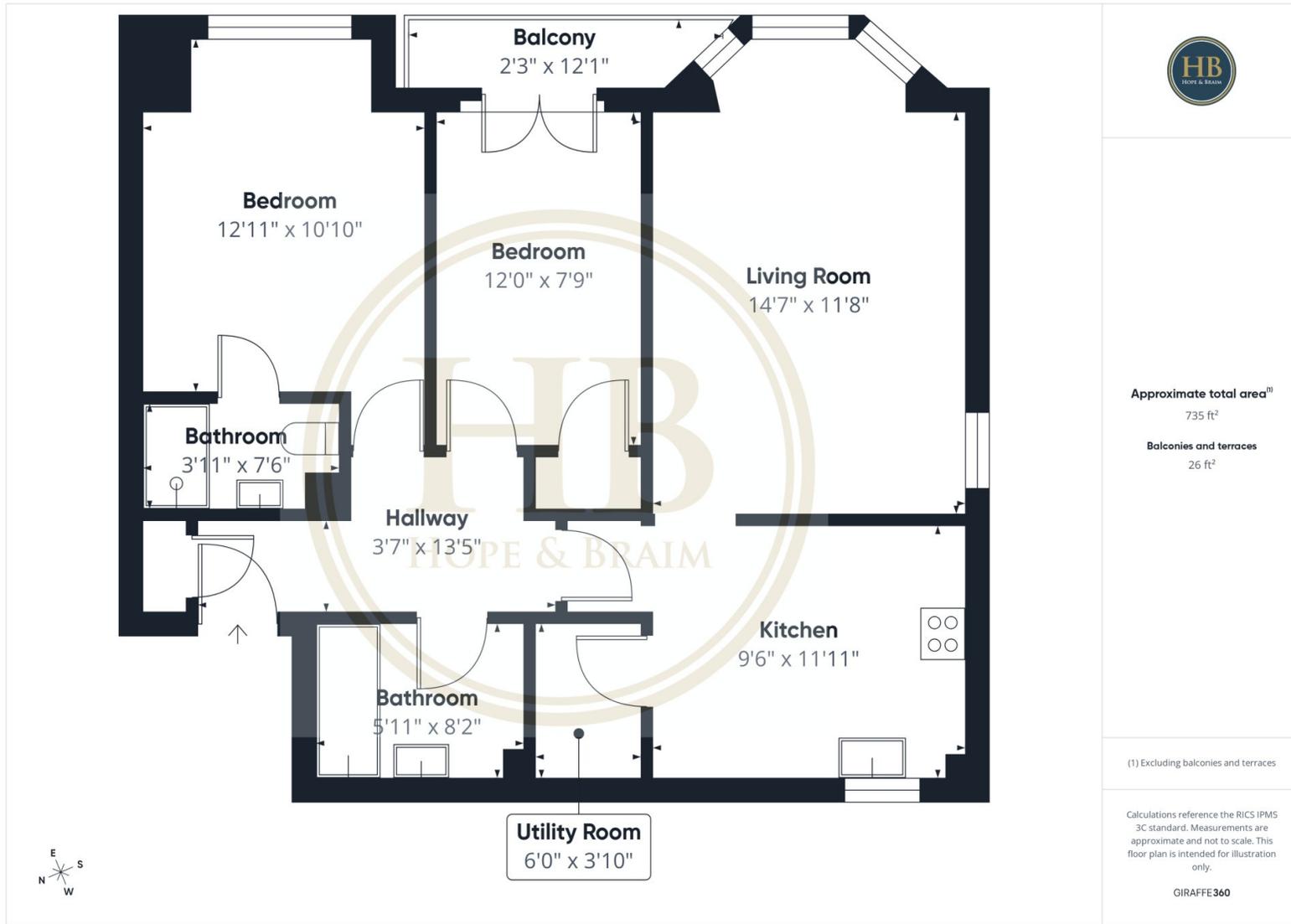
TIDE WATCH, 9 BERKELY MANSIONS, WHITBY- 2 bed Apartment -£275,000



Few settings in Whitby quite match the outlook enjoyed from Berkely Mansions. Positioned on the Westcliff with direct views across to the piers and out to the open sea, this well-appointed two-bedroom apartment offers a standard of coastal living that is genuinely difficult to replicate, whether as a permanent residence, a seasonal retreat, or an investment in one of the town's most coveted addresses. The lounge and dining area forms the heart of the apartment, where a bay window dressed with shutters, frame the seascape beyond. It is a room designed for lingering, morning coffee as the harbour stirs to life, or evening light fading over the horizon. The kitchen is fitted with high-gloss cabinetry and integrated appliances, whilst a separate utility room adds a practical dimension often absent in apartments of this type. Both bedrooms are doubles and each is served by its own bathroom facility. The principal bedroom benefits from an en-suite shower room, whilst a house bathroom serves the second bedroom and guests with equal care. Gas central heating and double-glazing are fitted throughout, and the block is lift-served, a considerable advantage for those seeking accessible, low-maintenance living. Resident parking is included. The lease runs for 999 years from 2016, offering long-term security, with a ground rent of £100 and service charge of £1,434 per annum representing good value for a building of this quality and position. The North Promenade, beach, and the full character of Whitby town are all within straightforward reach on foot, placing everything the coast has to offer directly at the door.



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Approximate total area⁽¹⁾
735 ft²
Balconies and terraces
26 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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



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