7B Southdene
Filey, YO14 9BB

Offers in the region of £175,000

CRAVEN-HOLMES
ESTATE AGENTS

SINGLE GARAGE WITH PARKING FOR UP TO THREE VEHICLES AT THE REAR OF THE PROPERTY CAN BE INCLUDED WITH THE SALE. UPON NEGOTIATION OF THE SALE PRICE.

IDEAL FIRST HOME, DOWNSIZING OPPORTUNITY, HOLIDAY LET OR RENTAL.
DEED OF COVENANT IN PLACE WITH NO RESTRICTIVE CLAUSES
SPACIOUS FIRST-FLOOR 2-BEDROOM, 2-BATHROOM APARTMENT
EXCELLENT ENERGY EFFICIENCY (EPC C) & ULTRA-LOW COUNCIL TAX (BAND A)
MOMENTS FROM THE BEACH, TOWN CENTRE, BUS & RAILWAY STATIONS
CHAIN-FREE & READY FOR IMMEDIATE OCCUPANCY

Summary

Craven-Holmes is delighted to present this charming, spacious two-bedroom apartment situated in a highly sought-after, central Filey location. Offered with no onward chain, this low-maintenance property is the perfect match for first-time buyers looking to step onto the housing ladder, or downsizers seeking easy coastal living with every local amenity on their doorstep.

• Welcoming Entrance: A bright, light-filled communal foyer leads up to your private inner entrance hall, complete with exceptional built-in under-stairs and hallway storage cupboards.

• Impressive Lounge: The heart of the home is a generous living room centered around a large character bay window. This area floods the room with natural light and offers a pleasant glimpse of the nearby sea.

• Two Bathrooms: The accommodation features a spacious main bathroom alongside a separate, independent shower room—providing ultimate convenience for guests or co-living.

• Well-Proportioned Bedrooms: Includes a large, peaceful principal double bedroom with ample layout space for freestanding wardrobes and furnishings.

• Fully Equipped Kitchen: Positioned to the rear, the bright kitchen includes an integrated oven, hob, and extractor, with generous worktop space and plumbing ready for additional appliances.

• The property is Freehold with a share of the Freehold. A deed of covenant is in place and no restrictive clauses, ensuring a straightforward and secure purchase for your main residence, holiday let or rental property.

The flat enjoys an incredibly convenient layout just a short walk from Filey's award-winning sandy beach, local independent shops, supermarkets, and essential medical services. Excellent transport links, including the local bus network and the Filey Railway Station, are almost on your doorstep.

Description

Lounge 4.88m (16’) x 4.084m (13’4’’)
Fireplace feature. uPVC double glazed bay window looking on to Southdene.

Kitchen 3.835m (12’ 7”) x 2.87m (9’ 5”)
Recently updated kitchen comprising of a range of floor and wall units in a navy blue finish, worktops and stainless steel sink unit. Bullseye ceiling spotlights. Built in appliances include a stainless steel finished electric fan assisted oven with gas hob and canopy style cooker hood over. Plumbing for an automatic washer, space for a fridge freezer. uPVC double glazed window and uPVC door to fire escape. One central heating radiator.

Entrance Hall 9.449m (31’0) x 0.991m (3’ 3”)
Front entrance door. One central heating radiator. Storage cupboard under stairs, two further hall cupboard.

Bathroom 2.489m (8’ 2”) x 2.032m (6’ 8”)
Three-piece suite in white, comprising of a panelled bath with shower head and taps, pedestal hand wash basin, and w.c. One centrally heated towel rail. Sash window looking onto the rear yard area. Wall mounted gas fired combi-boiler providing for domestic hot water and central heating

Shower Room 1.753m (5’ 9”) x 1.524m (5'0)
Shower cubicle with mains shower fitting over, pedestal hand wash basin and w.c. One centrally heated towel rail. Sash window looking onto the rear yard area.

Bedroom 4.674m (15’ 4”) x 3.861m (12.8”)
Large double bedroom. One central heating radiator. uPVC double glazed window looking onto the rear yard.

Bedroom 2.743m (9’ 0") x 2.591m (8’ 6”)
One central heating radiator. uPVC double glazed window looking on to Southdene

Outside
Fire escape to the rear of the property. Use of the common hall and landings, with bin storage/standing to the rear of the building.

Council Tax
Band A
EPC is C.

Location

An exceptional property offering an enviable lifestyle in the highly desirable coastal haven of Filey, North Yorkshire. Perfectly balancing quiet seaside tranquility with superb modern convenience, this home puts the town's best features just steps away.

Unbeatable Location Highlights:

• Beaches & Parks: A gentle 5-minute stroll to the award-winning Crescent Gardens and 5 miles of pristine, golden sandy coastline.

• Town Amenities: 5 minutes from independent boutiques, cafés, and local seafood spots in the town center.

• Nature & Trails: On the doorstep of Filey Brigg nature reserve, the Cleveland Way, and the Yorkshire Wolds Way National Trails.

• Transport & Shopping: Just a 10-minute walk to Tesco, the bus station, and Filey Railway Station with direct links to Scarborough and Hull.

Combining the relaxed, timeless charm of a historic Edwardian resort with excellent infrastructure, this property represents a rare opportunity for commuters, families, or holiday investors.

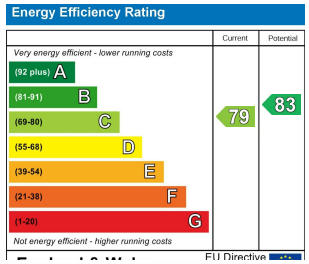
Agents Note

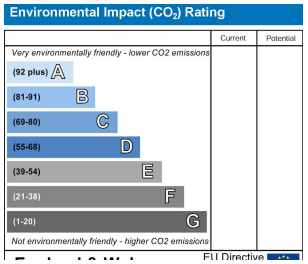
The vendor of this property is an employee of Craven Holmes Estate Agents

7B, Southdene Filey YO14 9BB

Approximate Gross Internal Area
861 sq ft - 80 sq m

Not to Scale. Produced by The Plan Portal 2026





Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW
t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk
www.craven-holmes.co.uk