



2 Palace Hill, Eastborough, Scarborough, YO11 1NL

Guide Price £280,000

- *Exceptional residential property*
- *Sea Views from the Top Floor*
- *Ideal family home*
- *Grade II Listed Georgian Building*
- *Spacious living room*
- *High specification finish*
- *Enclosed courtyard*
- *Prominent Town location*
- *Recent renovation*
- *Potential for business conversion.*

2 Palace Hill, Scarborough YO11 1NL

2 Palace Hill is a beautifully refurbished Georgian Grade II listed, four-bedroom property, finished to a high standard throughout. The home successfully blends character with modern comfort, offering spacious living areas, well-appointed bathrooms, and an oak kitchen complete with an electric AGA at its heart. This property boasts original features including the staircase, stunning Georgian panelling throughout the living area along with high ceilings. The property is situated in a highly desirable location, just a short distance from Scarborough's renowned sea front, providing easy access to the town's amenities, beaches, and coastal attractions. This close proximity enhances its appeal both as a private family residence and, subject to planning consent, as a guest accommodation opportunity.



Council Tax Band: C



2 Palace Hill is a substantial residential property that has been comprehensively refurbished and restored to a high standard throughout. The accommodation comprises four well-proportioned bedrooms, a spacious living room, and a kitchen, providing a balance of comfort and functionality for modern occupation.

The kitchen is a particular feature of the property, finished in Oak to a refined standard and fitted with an electric AGA, creating the focal point of the home. From here, access is gained to the remainder of the accommodation.

All bedrooms are served with en suite facilities, two of which are finished in stone and two finished in tiles. The top rear bedroom has impressive reclaimed beams from the 1700's. The overall presentation of the property combines traditional character with modern finishes, resulting in a well-considered and attractive interior.

In addition, the property offers potential for alternative use, subject to the necessary planning consents. Given its location, properties of a similar type and use have demonstrated the ability to generate desirable returns when operated as guest accommodation.

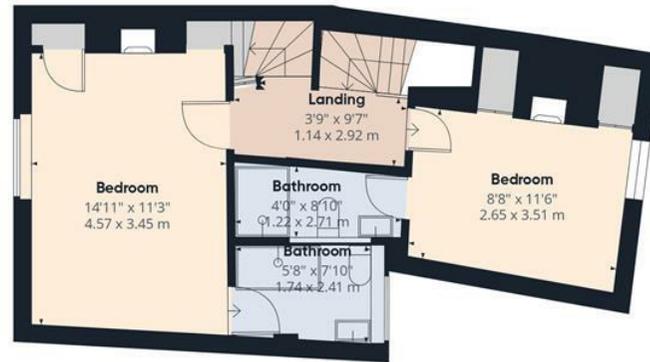
The roof is fitted with discreet electric deterrent wires designed to prevent seagull nesting—a practical feature for a coastal property.

Overall, 2 Palace Hill represents an opportunity to acquire a carefully restored property with high-quality fittings and strong potential, making it a desirable proposition for both residential and investment purposes.





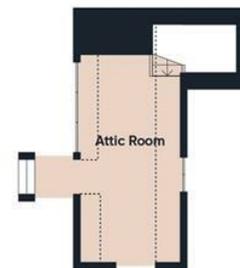
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

1305 ft²

121.5 m²

Reduced headroom

61 ft²

5.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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