



Apartment 37, Highcliffe Court  
Bridlington  
YO15 2JZ

£450,000

2 Bedroom Fourth Floor Flat

■ **Ulllyotts** ■  
EST 1891

01262 401401



View from Balcony



Allocated  
Parking



Gas Central Heating

## Apartment 37, Highcliffe Court, Bridlington, YO15 2JZ

A penthouse apartment which quite simply offers one of the best open views in Bridlington. The accommodation on offer within the property is exceptionally spacious and is of around 2000 ft.<sup>2</sup>. The owners of this property can expect to have luxuriously appointed rooms combined with the spaciousness you could expect from such a desirable home, this over 55's penthouse is one not to be missed.

In apartments, storage is often an afterthought, however, within this penthouse apartment, there is a wealth of built-in storage cupboards, along with the usual wardrobes, dressing room and vanity storage cupboards associated with bathrooms and en-suite.

The focal point of this property is undoubtedly the lounge which features a huge picture style window overlooking adjacent gardens with the coast beyond. The kitchen is extensively fitted and boasts a range of integrated appliances.

There is a dedicated dining room, along with two bedrooms, the master bedroom being a real delight, having its own dressing room, which has been used as an office plus exceptionally spacious en-suite.

There is allocated car parking within the grounds of the development.

In summary, purely by virtue of this being a one off property, there will be little opportunity to purchase such a property in a lifetime, and as this is now available, time should not be wasted in making arrangements to view.

### BRIDLINGTON

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Lounge



Lounge



Dining Room



Kitchen

## Accommodation

### ENTRANCE HALL

With wealth of built-in storage cupboards, this is an exceptionally spacious main entrance to the property giving access to all principal rooms. Loft access.

### LOUNGE

27' 3" x 22' 7" (8.33m x 6.89m)

Maximum measurements. This is the focal point of the whole dwelling, having French doors leading out onto a balcony, the doors being flanked by windows with outstanding coastal views. Additional side window. Sloping ceilings.

Double doors, leading into:

### DINING ROOM

9' 5" x 15' 3" (2.88m x 4.65m)

With French doors again leading out onto a balcony area. Having further double doors, leading into:

### KITCHEN

15' 3" x 10' 3" (4.65m x 3.13m)

Being extensively fitted along two walls, including a wealth of fitted kitchen cupboards finished with contemporary styled doors and chrome handles. Inset 1 1/2 bowl sink with mixer tap, integrated appliances include Bosch electric oven, along with integrated Bosch microwave, integrated fridge and freezer, space and plumbing for automatic washing machine. Integrated dishwasher. Integrated induction hob with extractor over.

### MASTER BEDROOM

16' 7" x 19' 2" (5.06m x 5.85m)

Being extensively fitted with a range of wardrobes and low-level storage cupboards and drawers.

Double French doors leading out onto a balcony which enjoys coastal views.

### LOBBY

With two doors leading off.

### DRESSING ROOM

11' 2" x 6' 9" (3.41m x 2.06m)

With built-in cupboard offering plenty of storage. Built in fitted desk.

### EN SUITE BATHROOM

A luxury sized en-suite with corner, Jacuzzi style bath, low-level WC and bidet plus his and hers vanity sinks. Large walk-in shower with plumbed in shower unit. Ceramic tiled floor. Ceramic tiling two walls.

### GUEST BEDROOM

Being extensively fitted along one wall with range of wardrobes together with dressing area. Having drawers either side. French doors leading onto a balcony.

### MAIN BATHROOM

With corner bath vanity wash basin, plus low-level WC and walk-in shower having a plumbed in shower.

Full tiling, three walls and ceramic tiled floor.



Master Bedroom



Lobby



Dressing Room/Office Space



En-Suite Bathroom

## OUTSIDE

The property benefits from four balconies accessed by uPVC French doors from the lounge, dining room and both bedrooms. The balconies offer beautiful open views of Bridlington's North Beach including views up to Sewerby and Flamborough.

## CENTRAL HEATING

The property is heated by electric heaters which are individually controlled. Domestic hot water is via electric immersion heater.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing.

## PROBATE

The sale is subject to probate which is shortly to be applied for.

## TENURE

The property is leasehold and is on a 999-year lease from January 2006. The annual ground rent is £250 per year for the first 25 years.

## SERVICE CHARGES

Service charge for 2023 is £2500. The Penthouse pays 3.15 % of the annual service charge for the whole block.

## ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

## NOTES

Ground Rent is £250 per annum for the first 25 years of the lease and doubles every 25 years after.

## WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

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\*by any local agent offering the same level of service.

## VIEWING

Strictly by appointment with Ulllyotts. Telephone 01262 401401.

Regulated by RICS



Guest Bedroom



Main Bathroom



Hallway



Balcony





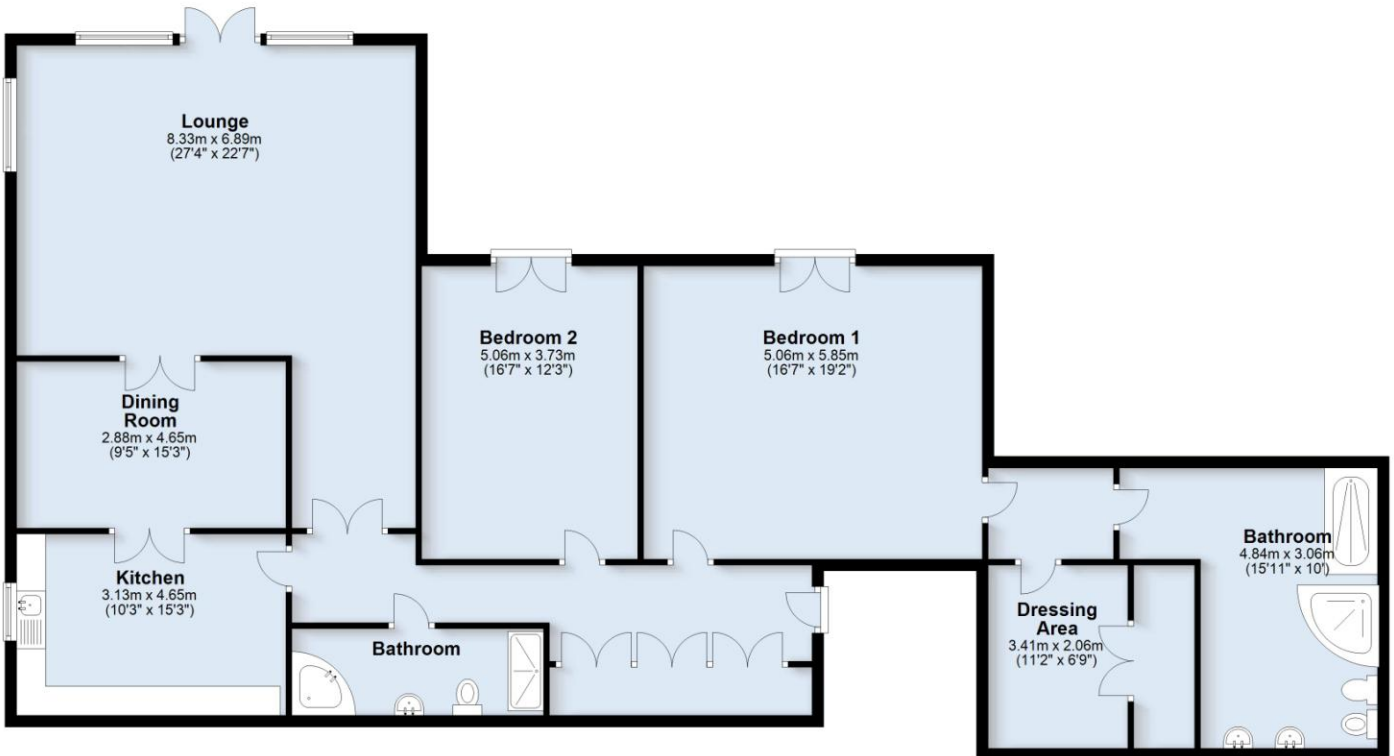




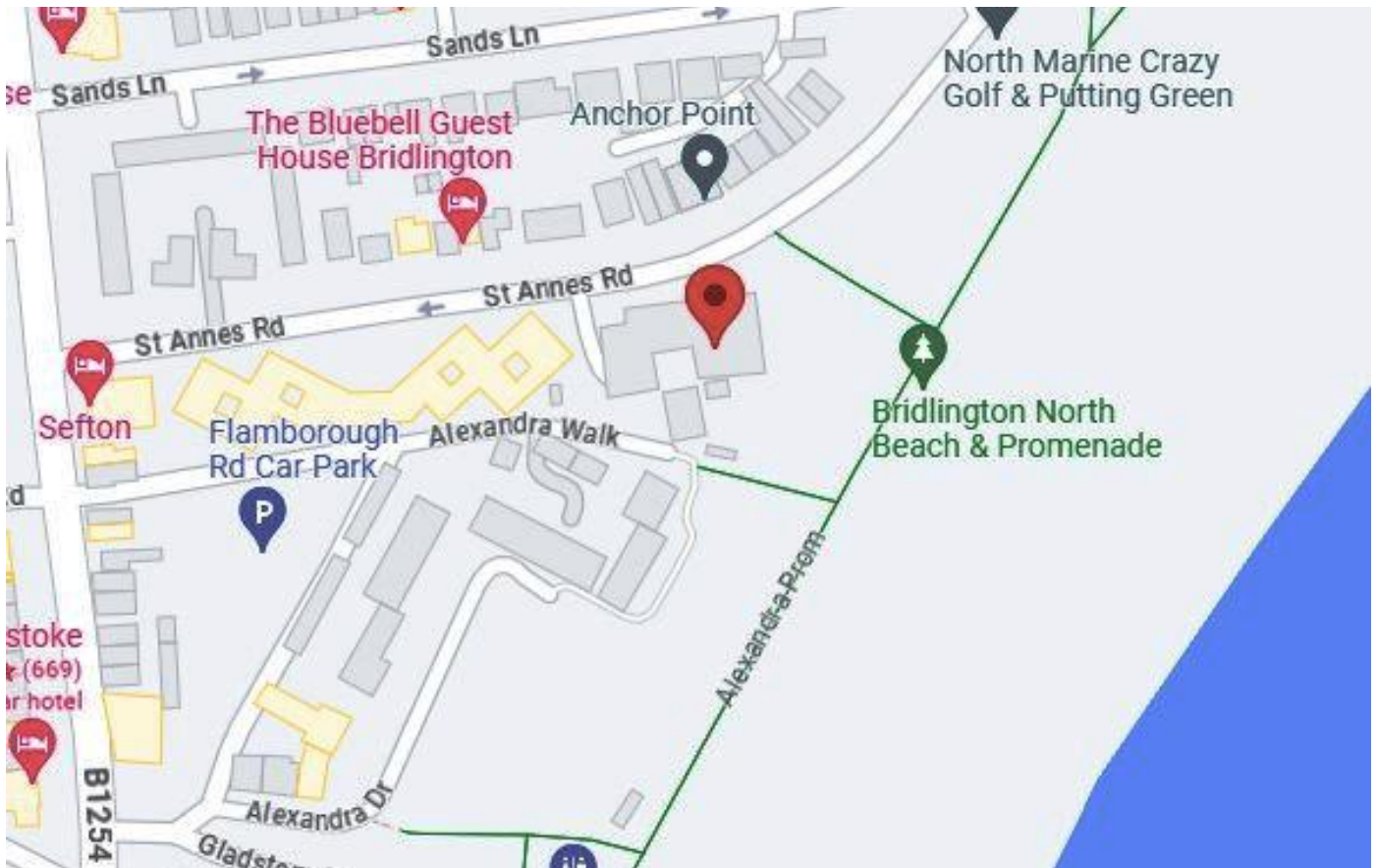


The stated EPC floor area, (which may exclude conservatories),  
is approximately 180 sqm

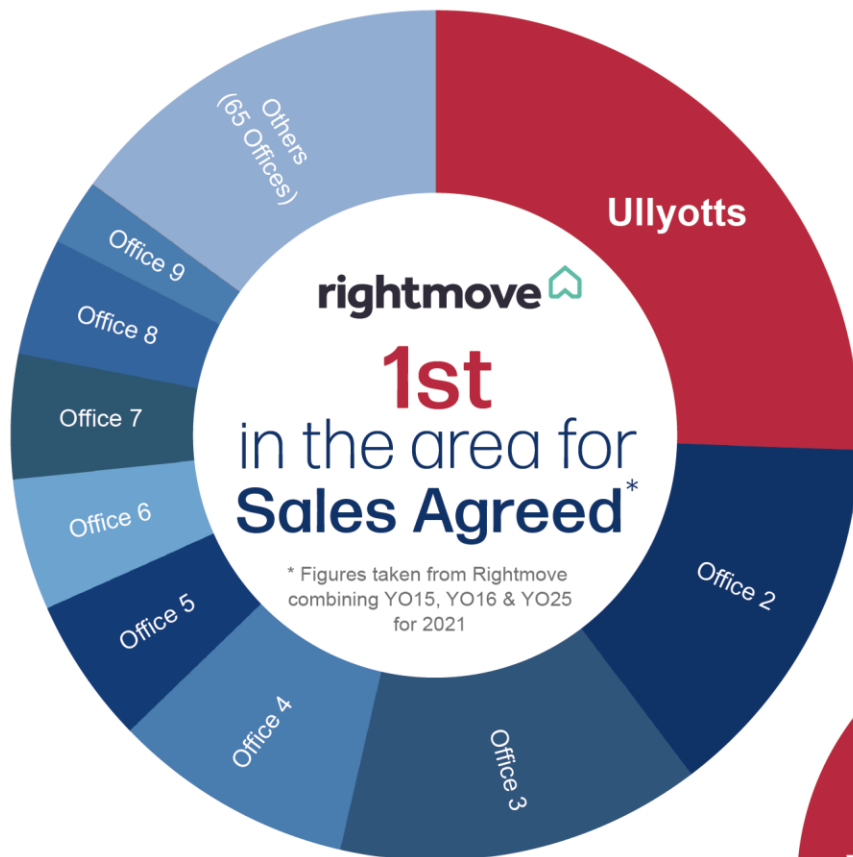
**Ground Floor**  
Approx. 179.6 sq. metres (1932.8 sq. feet)



Total area: approx. 179.6 sq. metres (1932.8 sq. feet)



# Why Choose Ulllyotts?



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# Testimonials

*“ Ulyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulyotts were great to deal with during our recent house purchase. A very professional team. ”*

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## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://www.ullyotts.co.uk)

## Bridlington Office

16 Prospect Street,  
Bridlington, YO15 2AL

Telephone:  
01262 401401

Email:  
sales@ullyottsbrid.co.uk



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