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EST 1891



Seawins View, Lighthouse Road
Flamborough

YO15 1AJ

ASKING PRICE OF

£170,000

2 Bedroom Detached Bungalow

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01262 401401



View



Seawins View, Lighthouse Road, Flamborough, YO15 1AJ

This beautifully presented detached timber chalet bungalow has been fully renovated by the current owners. The property features two bedrooms with stunning open views, a stylish shower room and an open-plan kitchen-diner. A cosy log burner adds warmth to the lounge, while a generous decking area provides the perfect spot to enjoy the serene surroundings. Along with the internal renovations the current owners have added a modern composite cladding to the outside of the property. This update not only elevates the chalet's aesthetic appeal but also provides low-maintenance, weather-resistant protection.

The property is situated on Lighthouse Road on a piece of land with other timber chalet bungalows.

There is no current lease in place, however, the land owner takes a ground rent from all residents that is £1000 per annum. Perfect for use as a residential property, holiday home or long term residential let.

Lighthouse Road in Flamborough is a picturesque coastal area renowned for its stunning cliffs, dramatic sea views, and iconic lighthouse. Situated on the Flamborough Headland, this charming location is surrounded by natural beauty, including rugged landscapes, wildlife habitats, and scenic walking trails. The road provides access to breath taking coastal vistas and is a popular spot for exploring the historic lighthouse and nearby beaches. Perfect for nature lovers and those seeking a tranquil seaside retreat.



Dining Kitchen



Dining Kitchen



Dining Kitchen



Bedroom 2/ Sitting Room

Accommodation

ENTRANCE

The entrance is via a composite door straight into the dining kitchen.

DINING KITCHEN

21' 6" x 6' 7" (6.57m x 2.01m)

A beautifully presented dining kitchen with a range of wall, base and drawer units with work top over and tile splashback. A 1 1/2 bowl stainless steel sink and drainer with a mixer tap over. Integral appliances include an electric oven and hob, fitted extractor fan and space for a washing machine and fridge freezer. Wood effect vinyl flooring, windows to the front side and rear elevation allow ample natural light to fill the space along with inset spot lighting. Space for a dining table and doors to the lounge and steps up to the second bedroom or sitting room.

BEDROOM 2 / SITTING ROOM

10' 11" x 8' 2" (3.35m x 2.51m)

This room is a versatile space and can be used as either a second bedroom or additional sitting room given the beautiful open views and views of the sea through large windows to the rear and a UPVC sliding door offering immediate access to the rear decking area. The room also benefits from an electric wall radiator and window to the side.

LOUNGE

16' 11" x 12' 3" (5.17m x 3.75m)

A cosy lounge with windows to the front and side elevation and French doors to a raised outside balcony area with fenced surround. This allows natural light to fill the room. Wood effect laminate flooring, electric radiator but the main focal point of the lounge is a multifuel burner with tiled hearth and surround with timber beam. Door to the shower room and bedroom one.



Lounge



Log Bumer



Lounge



Bedroom 1

BEDROOM 1

11' 1" x 9' 3" (3.40m x 2.82m)

With a window to the side elevation with open views and an electric radiator.

SHOWER ROOM

6' 8" x 6' 5" (2.04m x 1.96m)

A modern shower room with quadrant shower with sliding doors and thermostatic shower over, vanity wash hand basin, WC, heated towel ladder, window to the rear elevation which offers natural light. Tiled walls and wood effect vinyl flooring.

CENTRAL HEATING

Electric Heating throughout

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

GARAGE

A timber garage with decked front and double doors.

PARKING

Parking is available to the side of the property on a paved area.

OUTSIDE

Pedestrian access to the property is via a gate on Lighthouse Road. With steps down to the main entrance. Vehicular access is via a left turning at the golf course and left again along a lawned area.

To the front the property benefits from a good sized lawned area with raised flower beds and a paved area suitable for seating or dining. To the right-hand side of the property is steps up to a raised balcony area that has secure fencing and Astro turf and offers another serene seating area. Beside the garage is an allotment and greenhouse and gated access to the rear decking area that benefits from open field and views and views of the sea.



Bedroom 1



Shower Room



Gate



Rear Garden

TENURE

£1000 per annum to be paid to the land owner - this is purely a verbal agreement and therefore we understand the property is only suitable for cash buyers.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED F

SERVICES

Electric and Water available at the property

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the

event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 Option 1

Regulated by RICS

FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

The stated EPC floor area, (which may exclude conservatories),
is approximately 58 sq m (624 ft²)



Testimonials

“ Ulllyotts 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. Ulllyotts 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 Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”

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