

• Ullyotts •

EST 1891



Flat 3, 35 Sands Lane
Bridlington
YO15 2JG

GUIDE PRICE

£110,000

1 Bedroom First Floor Apartment

• Est. 1891 •
Ullyotts
Estate Agents

01262 401401



View from Lounge

1	1	1	Allocated Parking	Gas Central Heating
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Flat 3, 35 Sands Lane, Bridlington, YO15 2JG

An opportunity to acquire a one bedroom first floor apartment with spectacular sea views from both the kitchen and lounge and benefits from high ceilings adding to the light and airy feel. The property is a stone's throw away from the Northside beach and promenade, is offered with no ongoing chain and offers an allocated parking space to the rear of the property.

Sands Lane in Bridlington is situated just north of the town centre between Flamborough Road and the North Beach and is a highly sought-after residential location with excellent amenities and schools. Within immediate walking distance of the stunning North Side beach and promenade, the area offers easy access to coastal walks. Many properties benefit from sea views and a view of the sea is never far away. Nearby on Flamborough Road, residents can enjoy a Tesco Express, fast-food outlets,

fish and chip shop, an international delicatessen, bakery, hairdresser and Seabirds public house.

Bridlington is a charming seaside town known for its sandy beaches, historic harbour and traditional British seaside atmosphere. It boasts a mix of old and new, with attractions like the scenic promenade, Bridlington Spa and the historic Old Town, which features quaint shops and Georgian architecture. The working harbour is a hub for fishing and boat trips, while nearby Flamborough Head offers dramatic cliffs and stunning coastal walks. With family-friendly attractions and a relaxed vibe, Bridlington is a popular destination for holidaymakers and residents seeking classic coastal living.



Communal Hallway



Private Entrance Hall



Lounge



Kitchen

Accommodation

COMMUNAL ENTRANCE

Entrance to the immaculate communal hall is via a glazed wooden door with telecom entry, a radiator and two flights of stairs to the first floor landing.

ENTRANCE HALL

7' 7" x 3' 2" (2.33m x 0.97m)

The private entrance benefits from the telecom entry phone, fitted storage cupboards with shelving and a mirrored door with doors to all rooms.

LOUNGE

17' 10" x 12' 2" (5.44m x 3.71m)

The lounge is a bright and airy space with a bay window to the front elevation with fabulous sea views and a radiator sitting beneath for warmth. Stylish arched, glass display units with shelving and light, coving and the focal point of the room is an electric fire with marble hearth and marble and wood surround.

KITCHEN

9' 10" x 6' 8" (3.02m x 2.04m)

With a range of wall, base, drawer and shelving units

worktop over and a tiled splashback, space for an oven and washing machine. Fitted appliances include the housed gas central heating boiler, extractor fan, a 1 1/2 bowl stainless steel sink and drainer with a mixer tap over sits beneath a window to the front elevation again with fabulous sea views.

BEDROOM

12' 0" x 9' 10" (3.68m x 3.01m)

The bedroom is a good size with plenty of fitted, wardrobe, drawer and overhead storage space, fitted shelving a radiator and a window to the rear elevation allows natural light to fill the space.

BATHROOM

9' 9" x 4' 6" (2.99m x 1.38m)

The bathroom offers a panelled bath with glass screen and electric shower over, wash hand basin, WC, light up wall mounted mirror, a radiator for added warmth and tiled flooring and walls for easy maintenance.

CENTRAL HEATING

The property benefits from gas fired central heating to



View from Kitchen



Bedroom



Bathroom



Allocated Parking Area

radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

An allocated parking space is available to the rear of the property.

TENURE

We understand that the property is leasehold with 171 years remaining from 2019.

Maintenance charges are £874 per annum and covers building insurance, communal areas, and fire alarm servicing.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - A

ENERGY PERFORMANCE CERTIFICATE - RATED D

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

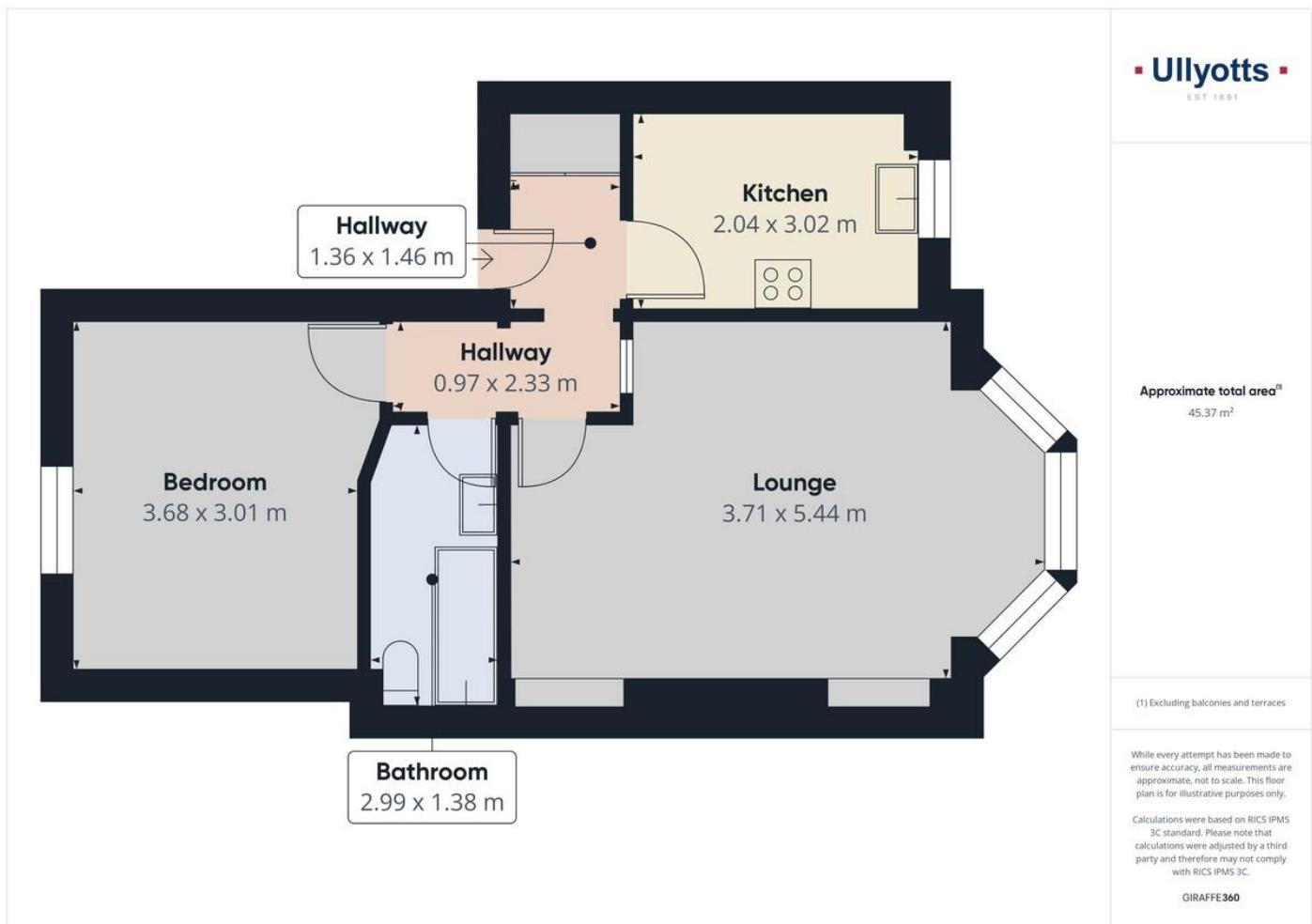
Strictly by appointment with Ulyotts 01262 401401
Option 1

Regulated by RICS



View from Property

The digitally calculated floor area is 47 sq m (506 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪

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