

• Ulllyotts •

EST 1891



Flat 5, Shirley Court
Bridlington
YO15 3JJ

OFFERS OVER

£210,000

3 Bedroom Fourth Floor Apartment

• Est. 1891 •
Ulllyotts
Estate Agents

01262 401401



Front Elevation



3



1



2



Allocated
Parking



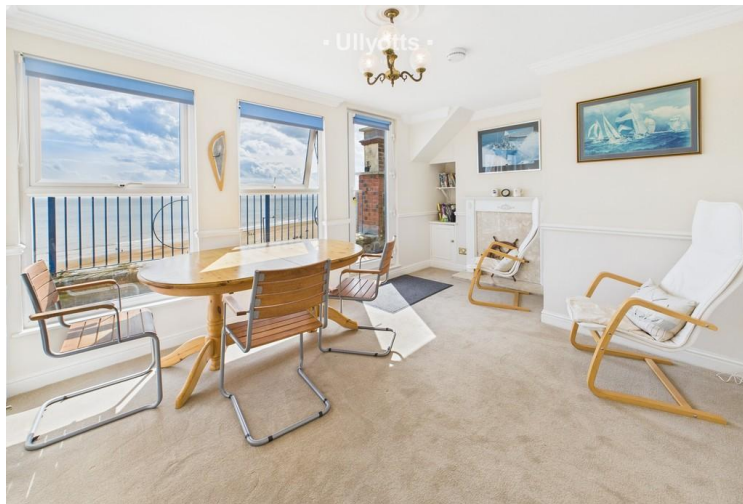
Gas Central Heating

Flat 5, Shirley Court, Bridlington, YO15 3JJ

Situated in the sought-after Shirley Court in Bridlington, this spacious apartment offers generous and versatile accommodation and an enviable lifestyle by the sea. Offering a fabulous balcony with spectacular panoramic views of the Southside beach from the lounge, kitchen and balcony. The property briefly comprises a spacious hallway with access to the lounge, kitchen, balcony, family bathroom and a bedroom that could also double as a dining room along with a corridor and step down to a further two bedrooms one with an ensuite shower room. The property is offered with no onward chain and includes the added convenience of an allocated parking space.

Situated on the fourth floor, this property enjoys fabulous views while remaining easily accessible via a communal staircase or the lift.

The property is situated on South Marine Drive, offering convenience of town centre amenities and a vibrant coastal lifestyle. The area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre, cinema, bowling, arcades and ice-cream parlours. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.



Lounge



View From Lounge



Kitchen



Hallway

Accommodation

COMMUNAL HALLWAY

The main entrance to the building is via a glazed door leading into a well-maintained communal hallway, featuring attractive tiled flooring, individual post boxes, and a secure telecom entry buzzer system.

A further door from the communal entrance leads to the main staircase providing access to all floors, as well as lift access for added convenience. There is also a door to the apartment's individual storage cupboard and another leading to the rear of the building, where the allocated parking spaces are located.

PRIVATE ENTRANCE HALL

7' 8" x 5' 7" (2.35m x 1.71m)

The spacious entrance hall is equipped with a telecom entry phone, radiator, a handy storage cupboard with shelving and space for coat hanging. From here, doors lead to the lounge and kitchen, the family bathroom, and a versatile bedroom that could also serve as a dining room. A corridor extends to two further bedrooms and an additional storage cupboard housing the gas central heating boiler, ensuring both practicality and comfort throughout.

LOUNGE

14' 2" x 11' 1" (4.34m x 3.38m)

The lounge is bright and airy, featuring windows to the front elevation and a glazed uPVC door opening onto the balcony, perfect for enjoying the stunning coastal views. A stylish marble fireplace with feature surround, coving, radiator and a door conveniently leads through to the kitchen.

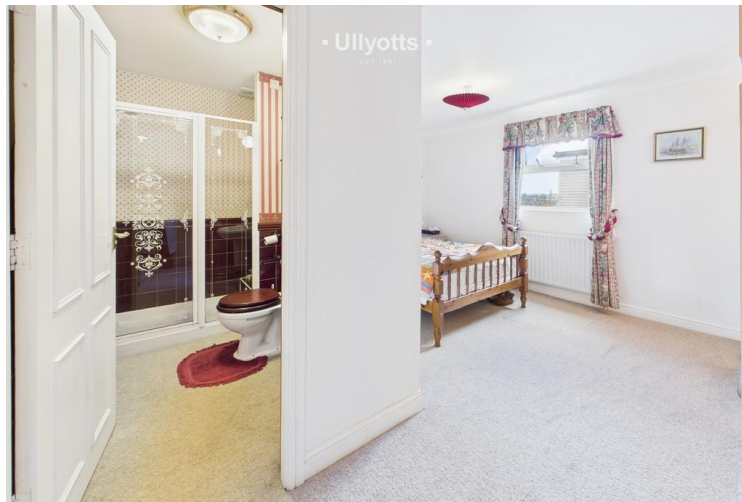
KITCHEN

10' 6" x 7' 5" (3.21m x 2.28m)

The kitchen is equally light with a window to the front that shares the same fabulous views of South Beach. It is fitted with a range of white wall, base and drawer units topped with a complementary work surface, tiled splashbacks and tile effect vinyl flooring. Integrated appliances include a Neff oven, electric hob with extractor fan and a dishwasher. A 1½ bowl sink and drainer with mixer tap, along with a radiator and coving, complete this well-appointed and functional space.



Master Bedroom



Master Bedroom



Master Ensuite



Bedroom 2

BEDROOM 1

13' 8" x 8' 10" (4.19m x 2.70m)

The master bedroom is a comfortable and well-proportioned space, featuring a window to the side elevation. Additional features include coving, wall lighting, a radiator for warmth and a door leading to the private en-suite shower room, offering added convenience and privacy.

ENSUITE

7' 8" x 4' 10" (2.34m x 1.49m)

The en-suite shower room has partially tiled walls and features a shower cubicle with an electric shower, a wash hand basin, radiator, fitted mirror with wall lighting and an extractor fan, creating a practical and comfortable space for daily use.

BEDROOM 2

10' 5" x 9' 11" (3.18m x 3.03m)

The second bedroom features a window to the side elevation, coving, and a radiator to ensure warmth throughout the year.

BEDROOM 3/DINING ROOM

11' 5" x 8' 9" (3.49m x 2.68m)

This versatile bedroom, which could also serve as a dining room, features a window to the rear elevation allowing natural light to fill the space, along with a radiator for added comfort-offering flexible living to suit a variety of needs.

BATHROOM

9' 8" x 5' 8" (2.97m x 1.74m)

The main bathroom is well-equipped and benefits from partially tiled walls, a panelled bath, wash hand basin, and WC. Additional features include wall lighting, a fitted mirror, radiator and an extractor fan, creating.

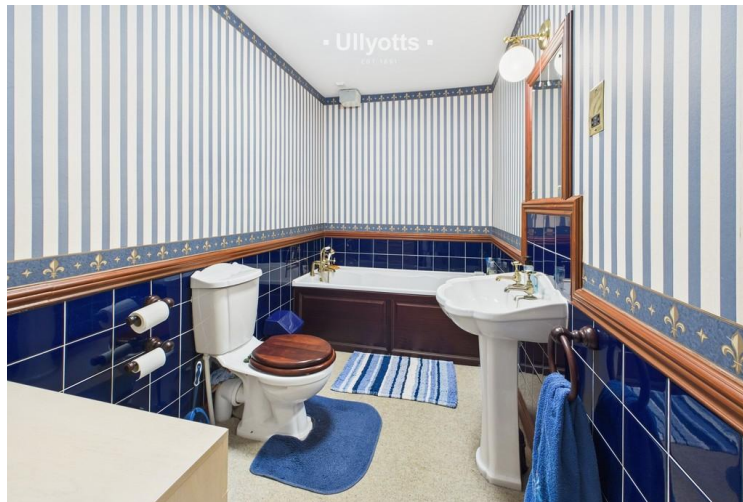
BALCONY

23' 5" x 3' 11" (7.16m x 1.20m)

The balcony is generously sized and features a secure railing, offering stunning panoramic views across Southside Bay and the harbour-an ideal spot to relax and enjoy the coastal scenery.



Bedroom 3



Bathroom



Entrance Hall



View from Balcony

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

PARKING

An allocated parking space is conveniently located to the rear of the building, providing easy access for residents.

TENURE

We understand that the property is leasehold.

Ground Rent £10 pa

Maintenance charge £131 per month

Lease confirmed 999 years From 27th March 2023

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - RATED C

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

The digitally calculated floor area is 89 sq m (958 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



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Approximate total area^(a)
76.37 m²

Balconies and terraces
8.45 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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