



Ulllyotts

2 Royal Crescent Court
Bridlington

YO15 2PF

ASKING PRICE OF

£165,000

2 Bedroom First Floor Apartment

Ulllyotts

EST 1891

01262 401401



View



2



1



2



On Road
Parking



Gas Central Heating

2 Royal Crescent Court, Bridlington, YO15 2PF

A bright and spacious two-bedroom first-floor apartment featuring a master bedroom with an ensuite, a stylish family bathroom, and an open-plan lounge and kitchen. The highlight is the stunning sea views, offering a perfect blend of modern living and coastal charm.

The property has immaculate communal areas with stairs and lift access to all levels.

Located just steps away from the award-winning beaches, the properties here offer breath-taking sea views and easy access to Bridlington's bustling promenade. Whether you're enjoying a peaceful morning stroll along the sandy shore or the convenience of the town's amenities, Royal Crescent

provides a perfect balance of seaside serenity and modern comfort.

Ideal for both holiday homes and permanent residences, the properties in Royal Crescent are a rare blend of historic charm and contemporary luxury, making it one of Bridlington's most sought-after addresses.

Located in the heart of East Yorkshire's stunning coastline, Bridlington offers a perfect balance of natural beauty and urban convenience. It is a town where you can enjoy the best of both worlds: tranquil seaside living and all the amenities of a town.



Communal Entrance



Lounge



View



Kitchen

Accommodation

COMMUNAL ENTRANCE

Steps down to the main communal entrance. The communal areas of this particular development are kept clean and well maintained. With staircase and lift to all levels.

PRIVATE HALL TO FLAT 2

With access to Flat 2 & 3.

PRIVATE ENTRANCE HALL

3' 10" x 15' 5" (1.19m x 4.72m)

Featuring stylish laminate flooring, this hallway includes a practical storage cupboard, a radiator and doors leading to all rooms.

OPEN PLAN LOUNGE KITCHEN

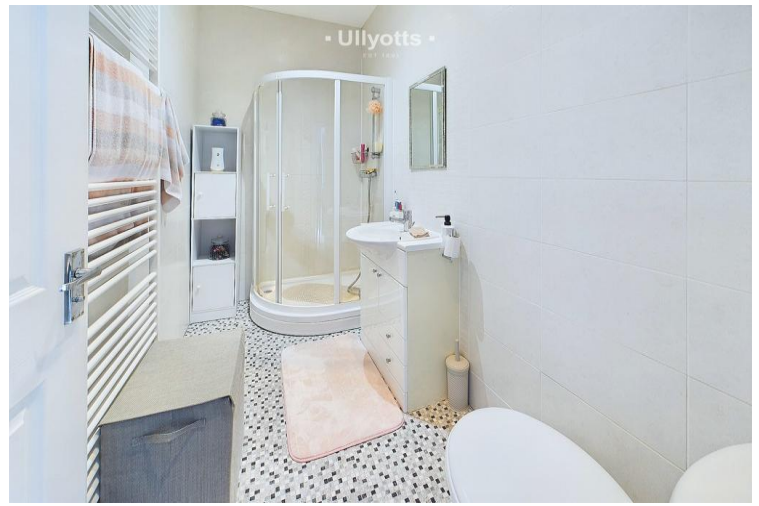
27' 2" x 16' 2" (8.29m x 4.93m)

The spacious open plan lounge and kitchen is designed for modern living. The lounge area boasts a large bay window to the front elevation offering stunning sea views and is finished with laminate flooring, coving, and a picture rail creating a blend of elegance and comfort.

The kitchen is equally impressive with tiled flooring and a sleek range of wall and base units, complete with worktops and tiled splashbacks. It includes a built-in electric oven, a four-ring gas hob with an extractor fan, and integrated appliances such as a slimline dishwasher, fridge freezer, and washing machine. Inset spotlighting completes this contemporary space, making it both stylish and functional. A 1 1/2 bowl stainless steel sink and drainer with a mixer tap over sits beneath a further window to the front elevation.



Bedroom 1



Bedroom 1 Ensuite



Bedroom 2



Bathroom

BEDROOM 1

14' 4" x 11' 4" (4.38m x 3.46m)

This bright and airy bedroom features a stunning bay window on the front elevation, offering beautiful sea views. Elegant coving and a picture rail add character to the room, while a radiator ensures warmth. A built-in storage cupboard houses the gas central heating boiler, and there is a convenient door leading to the ensuite bathroom.

ENSUITE

8' 11" x 4' 6" (2.73m x 1.39m)

This immaculate ensuite benefits from fully tiled walls and sleek vinyl flooring for a modern finish. It features a shower cubicle with sliding doors and a thermostatic shower. The space also includes a wash hand basin, WC, an extractor fan and a heated towel ladder that is all complemented by inset spotlights for a bright.

BEDROOM 2

10' 9" x 9' 0" (3.28m x 2.76m)

The second bedroom offers a peaceful retreat with a window to the rear elevation, allowing for natural light. The room is enhanced by classic coving and a picture rail and radiator.

BATHROOM

6' 11" x 5' 10" (2.11m x 1.80m)

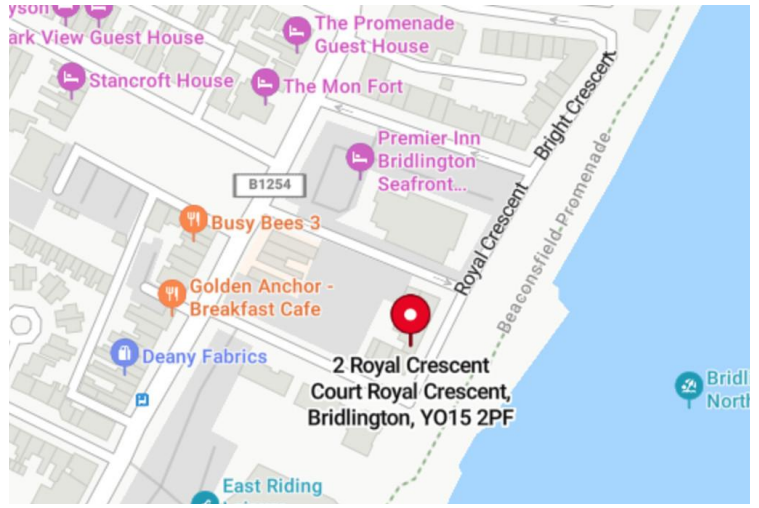
The family bathroom features stylish tiled walls and flooring, offering a sleek and modern finish. It includes a panelled bath, a heated towel ladder for added comfort, and a vanity wash hand basin. The WC, inset spot lighting, and extractor fan complete this well-appointed, contemporary space.

TENURE

We understand that the property is leasehold. Further details on the lease and any additional charges are available upon request.



Communal EntranceDoor



map

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

CENTRAL HEATING

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

COUNCIL TAX BAND - B

ENERGY PERFORMANCE CERTIFICATE - RATED C

SERVICES

All mains services are 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.

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?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

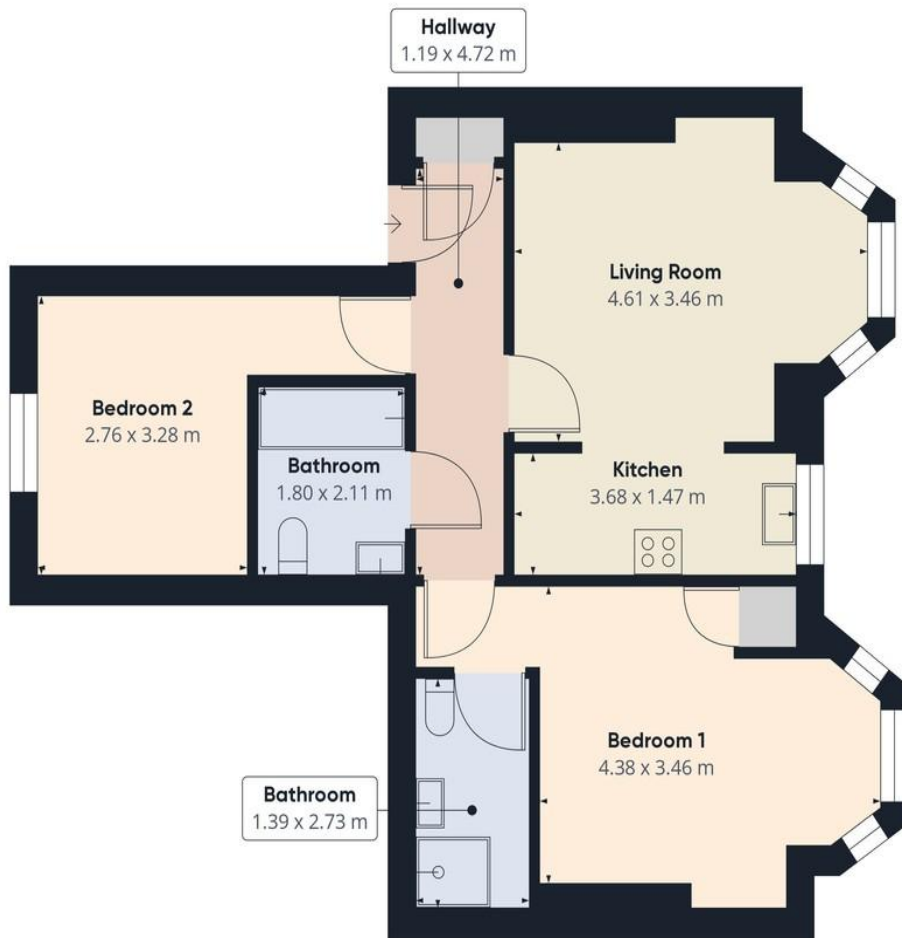
*by any local agent offering the same level of service.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 option 1

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 61 sq m (656 ft²)



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Approximate total area⁽¹⁾
60.94 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

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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