



QUICK & CLARKE
The Property Specialists

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1 Belvedere Parade, Bridlington YO15 3LX
Guide Price £995,000

- Unbelievable coastal home
- Incredible panoramic sea views
- Built to the very highest specification
- Lift serving all floors
- Quietly unassuming exterior
- Four bedrooms with en-suites
- Air-conditioning throughout
- Double garage
- Substantial balcony space
- EPC: B

A superb modern detached residence, designed with a most unassuming exterior which cloaks the incredibly well planned interior, constructed to the very highest specification and arranged to make the absolute best of the panoramic sea views from Flamborough Head in the North towards Spurn Point in the South.

Properties of this calibre and outstanding specification are rarely built nowadays, but No. 1 Belvedere Parade offers almost 3,400 square feet of exquisite accommodation, intelligently designed over three floors with lift access to all, ancillary accommodation at lower ground floor level, bedroom space at upper ground floor and the most amazing living space with kitchen and further en-suite bedroom complemented by a glass framed balcony at upper floor level.

Off-street parking is provided by an integral double garage and a sophisticated air-conditioning facility has been installed throughout the house.

Surely one of the finest properties available to purchase on the East Yorkshire Coast today.

LOCATION

The property is located on the South side of Bridlington overlooking the expansive South Sands beach and having excellent access to the harbour, shops, restaurants and other amenities within the town centre itself. Bridlington is a popular resort town situated on the East Yorkshire Coast with an historic harbour and over three miles of beaches. The town is served by bus and rail services, and is ideally located for commuting to Hull, York, Beverley and Scarborough.

THE ACCOMMODATION COMPRISES

LOWER GROUND FLOOR

ENTRANCE HALL

Stone floor with underfloor heating, cloaks cupboard and access to Otis 8 person lift.

BEDROOM 4/STUDY

13'3" x 12'6" (4.04m x 3.81m)

Sealed unit double glazed windows to two elevations.

EN-SUITE

9'9" x 7' (2.97m x 2.13m)

Monsoon shower in glazed cubicle, wash basin and low level w.c., tiled floor, half tiled walls and underfloor heating.

UTILITY AREA

16' x 11' (4.88m x 3.35m)

White base and eye level units incorporating polished stone work surfaces with sink unit and plumbing for two washing machines, understairs storage cupboard and sealed unit double glazed window.

LAUNDRY ROOM

Low level shower, ideal for pets after a walk on the beach, in a tiled surround with stone floor, fitted shelves and sealed unit double glazed window.

PLANT ROOM

14'6" x 13'2" (4.42m x 4.01m)

Power system for heating and air-conditioning, hot water storage tank, Belfast sink and low level w.c.

STORE

13'3" x 5'6" (4.04m x 1.68m)

Tiled floor.

WOOD STORE

7' x 6'3" (2.13m x 1.91m)

Tiled floor and walls along with extractor fan.

UPPER GROUND FLOOR

ENTRANCE HALL

Return staircase to upper floor level and cloaks cupboard.

LOBBY

Further access door, fitted cupboards, stone floor and sealed unit double glazed window.

INNER HALLWAY

Access to lift and double garage.

BEDROOM 1

19'3" x 13'2" (5.87m x 4.01m)

Range of fitted wardrobes, sealed unit double glazed windows to two elevations and panoramic sea views.

EN-SUITE

10' x 9' (3.05m x 2.74m)

Polished tile floor, panelled bath and monsoon shower in glazed cubicle, twin wash basins with half brick tiling to walls, sealed unit double glazed window and underfloor heating.

SEPARATE W.C.

Low level w.c., tiled floor, half tiled walls and sealed unit double glazed window.

BEDROOM 2

19'8" x 12'2" (5.99m x 3.71m)

Sealed unit double glazed windows with panoramic sea views.

EN-SUITE

Monsoon shower in corner cubicle, wash basin and low level w.c., part brick tiled walls, tiled floor and underfloor heating.

UPPER FLOOR

LANDING

Return staircase to lower ground floor and sealed unit double glazed skylight.

LIVING ROOM

23' x 19'9" (7.01m x 6.02m)

A breathtaking room with an expanse of sealed unit double glazed windows and turret style bay making the most of the incredible sea views, whilst also having access to the balcony area. The room is complemented by a stone fireplace with open fire behind a glazed screen.

KITCHEN

20'4" x 12' (6.20m x 3.66m)

Range of white units with polished stone and timber work surfaces incorporating a sink unit, along with Aga and Aga Mate, Miele dishwasher, sealed unit double glazed windows to two elevations, sealed unit double glazed access to balcony area, stone floor and access to lift.

BEDROOM 3

15'5" x 9'10" (4.70m x 3.00m)

Fitted wardrobes and sealed unit double glazed windows to two elevations.

EN-SUITE

9'7" x 9'6" narrowing to 5'6" (2.92m x 2.90m narrowing to 1.68m)

Monsoon shower in glazed cubicle, wash basin and low level w.c., tiled floor and sealed unit double glazed windows.

OUTSIDE

BALCONY

19'3" x 13'4" (5.87m x 4.06m)

Contemporary balcony with glazed screening and external fireplace.

SERVICES

All mains services are available or connected to the property.

HEATING

The property benefits from a combination of underfloor heating and air-conditioning.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021

VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.