

Seabreeze Bridlington





Seabreeze

Bridlington
YO16 6XP

Bringing the most reasonably priced new homes to
Bridlington.

We are thrilled to be offering 83 new homes, with a
range of 2,3 and 4 bedroom semi-detached and
detached properties which are located less than a 3
mile drive away from the beautiful beaches of
Bridlington

If you are looking for your first home, or your forever
family home, we may just have what you are looking
for...

Local information



With the beach just 2.6 miles away and only a 10 minute drive, this is the ideal location for the outdoor lovers. Explore the stunning Bridlington coastline and the amazing views as you walk the sandy shore.

You're only a short walk from Bridlington town centre when visiting North Beach, where you will find shops of all kinds, including gift shops, high street brands and local produce.

From scenic spots, performing arts theatres, nature reserves and historical landmarks, Bridlington is filled with exciting places for you to explore.

Not only is there a lot to do in the area this is a perfect place to raise a family as there are a number of primary and secondary schools within a 3 mile radius of our Bridlington development, some of which offer a 4-star Ofsted rating.

A typical NorthCountry Homes show home



Telephone: 01262 411191
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www.northcountryhomes.co.uk


NORTH COUNTRY
HOMES











Development plan

Seabreeze

Bridlington



A collection of 2, 3 & 4 bedroom
semi-detached and detached homes

-  The Goshawk
-  The Wren
-  The Sparrow
-  The Winchat
-  The Swift
-  The Merlin
-  The Cormorant
-  The Plover
-  The Puffin
-  The Heron

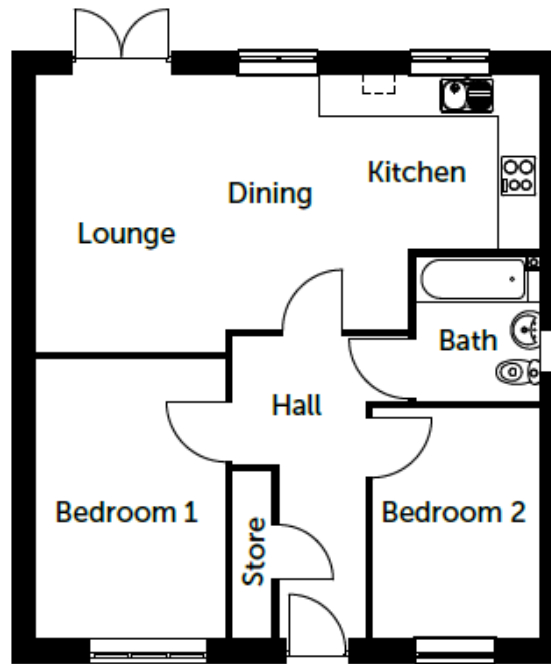
Future NorthCountry
Homes development





The Goshawk

A detached bungalow with
2 bedrooms & 1 bathroom



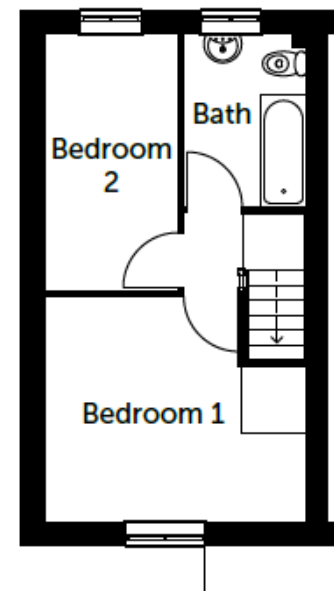
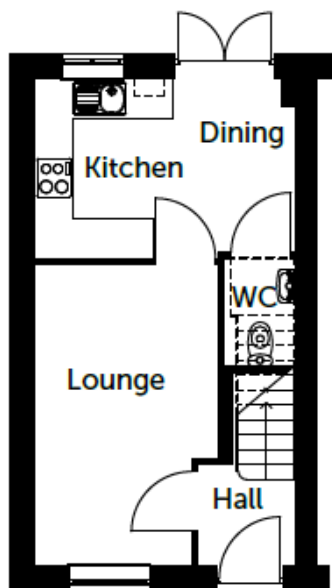
0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	4.15 x 2.90	13ft 7in x 9ft 6in
Kitchen	2.60 x 1.95	8ft 6in x 6ft 5in
Dining	2.67 x 3.80	8ft 9in x 12ft 6in
Bathroom	2.17 x 1.85	7ft 2in x 6ft 1in
Bedroom 1	4.18 x 2.84	13ft 9in x 9ft 4in
Bedroom 2	3.00 x 2.50	9ft 10in x 8ft 3in



The Wren

A semi-detached home with
2 bedrooms & 1 bathroom



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	14.51 × 2.73	4ft 10in × 9ft 0in
Kitchen / Dining	3.90 × 2.67	12ft 10in × 8ft 9in
WC	1.57 × 1.04	5ft 2in × 3ft 5in

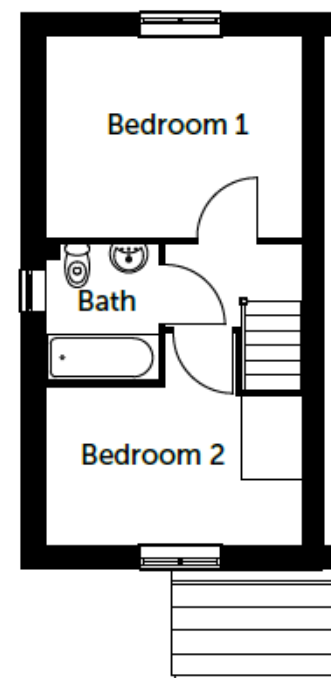
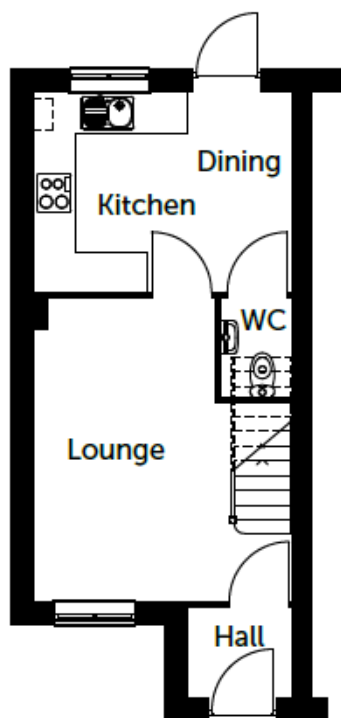
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	3.90 × 3.35	12ft 10in × 11ft 0in
Bedroom 2	3.83 × 1.97	12ft 7in × 6ft 6in
Bathroom	2.57 × 1.81	8ft 5in × 5ft 11in



The Sparrow

A semi-detached home with
2 bedrooms & 1 bathroom



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	4.56 × 3.85	15ft 0in × 12ft 8in
Kitchen / Dining	3.85 × 2.97	12ft 8in × 9ft 9in
WC	1.45 × 1.04	4ft 9in × 3ft 5in

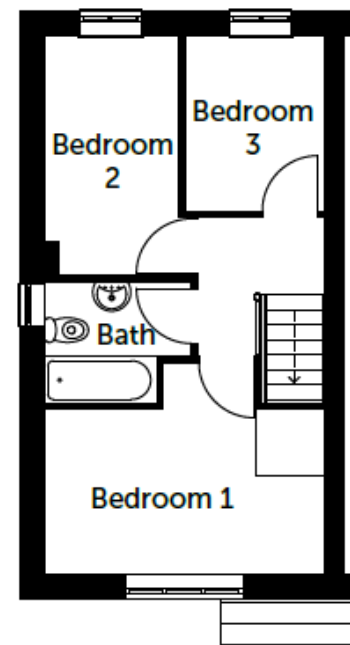
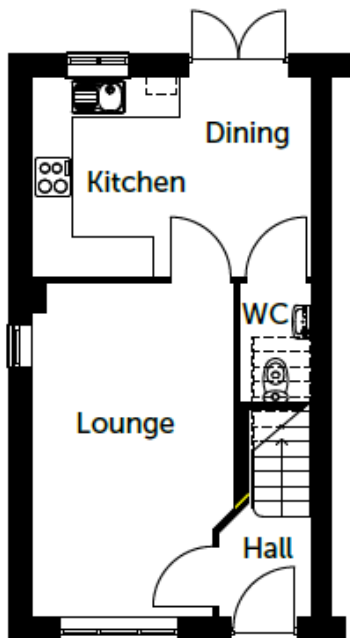
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	3.85 × 3.00	12ft 8in × 9ft 10in
Bedroom 2	2.85 × 2.37	9ft 4in × 7ft 9in
Bathroom	2.05 × 1.69	6ft 9in × 5ft 7in



The Winchat

A semi-detached home with
3 bedrooms & 1 bathroom



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	4.03 x 2.98	13ft 3in x 9ft 10in
Kitchen / Dining	4.15 x 2.97	13ft 7in x 9ft 9in
WC	1.74 x 1.04	5ft 9in x 3ft 5in

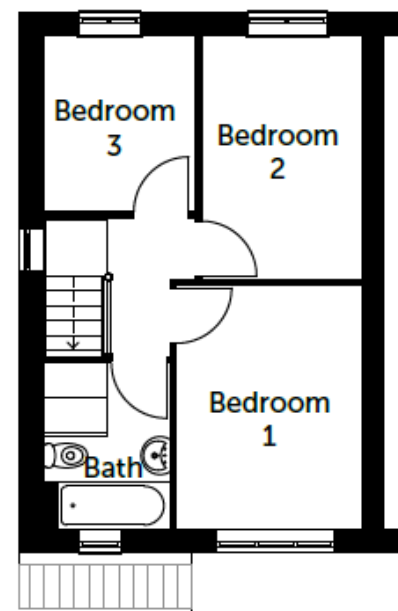
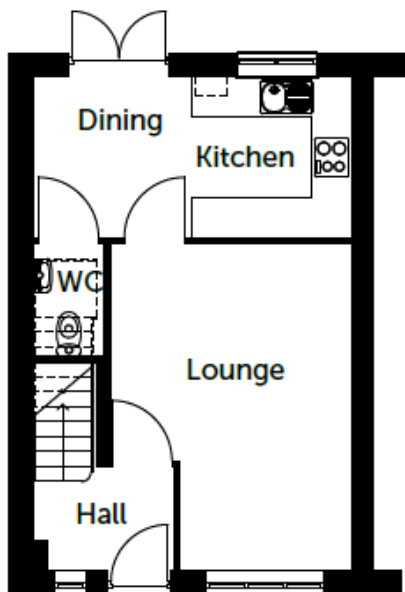
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	4.15 x 2.45	13ft 7in x 8ft 0in
Bedroom 2	3.57 x 1.98	11ft 9in x 6ft 6in
Bedroom 3	2.60 x 2.05	8ft 6in x 6ft 9in
Bathroom	2.17 x 1.80	7ft 2in x 5ft 11in



The Swift

A semi-detached home with
3 bedrooms & 1 bathroom



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	4.86 x 3.60	15ft 11in x 11ft 10in
Kitchen / Dining	4.75 x 2.37	15ft 7in x 7ft 10in
WC	1.67 x 1.00	5ft 6in x 3ft 3in

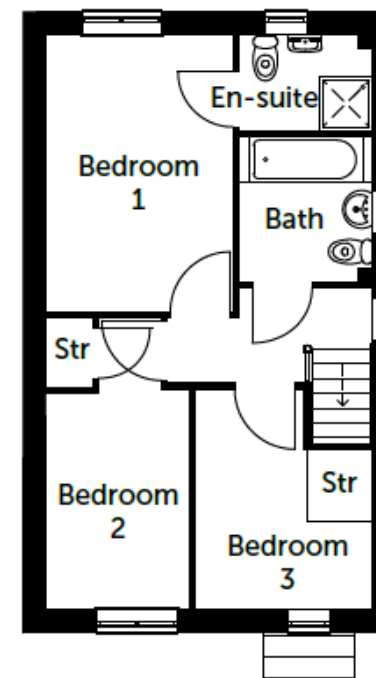
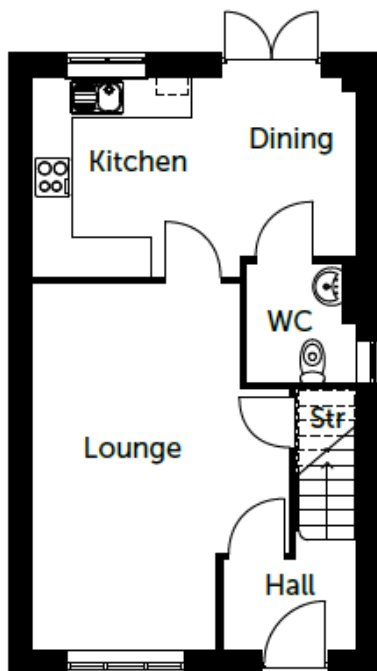
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	3.62 x 2.76	11ft 11in x 9ft 1in
Bedroom 2	3.61 x 2.38	11ft 10in x 7ft 10in
Bedroom 3	2.61 x 2.27	8ft 7in x 7ft 6in
Bathroom	2.45 x 1.87	8ft 0in x 6ft 2in



The Cormorant

A detached home with
3 bedrooms & 2 bathrooms



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	3.88 × 5.52	12ft 8in × 18ft 1in
Kitchen / Dining	4.89 × 2.69	16ft 0in × 8ft 9in
WC	1.80 × 1.45	5ft 10in × 4ft 9in

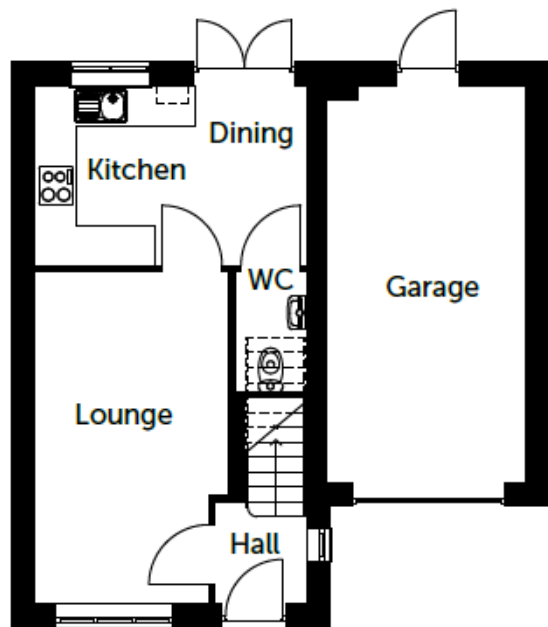
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	2.80 × 4.15	9ft 2in × 13ft 7in
En-suite	2.00 × 1.43	6ft 6in × 4ft 8in
Bedroom 2	2.15 × 3.21	7ft 0in × 10ft 6in
Bedroom 3	2.65 × 3.28	8ft 8in × 10ft 9in
Bathroom	2.01 × 2.15	6ft 7in × 7ft 0in



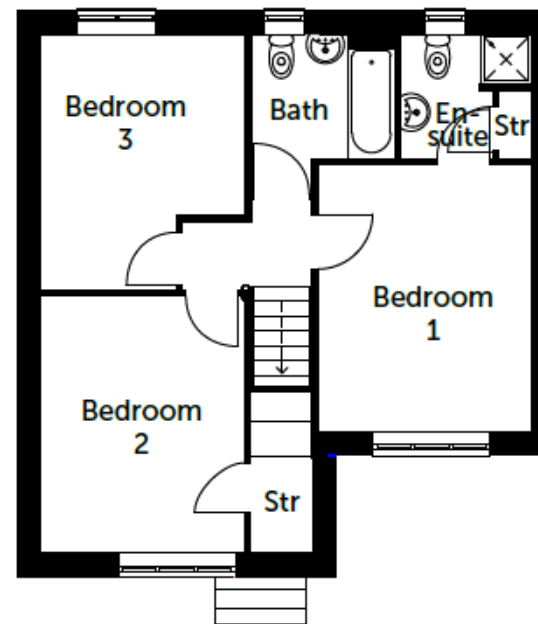
The Merlin

A semi-detached home with
3 bedrooms & 2 bathrooms



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	2.88 × 4.99	9ft 6in × 16ft 5in
Kitchen / Dining	4.05 × 2.67	13ft 3in × 8ft 9in
WC	1.77 × 1.04	5ft 10in × 3ft 5in



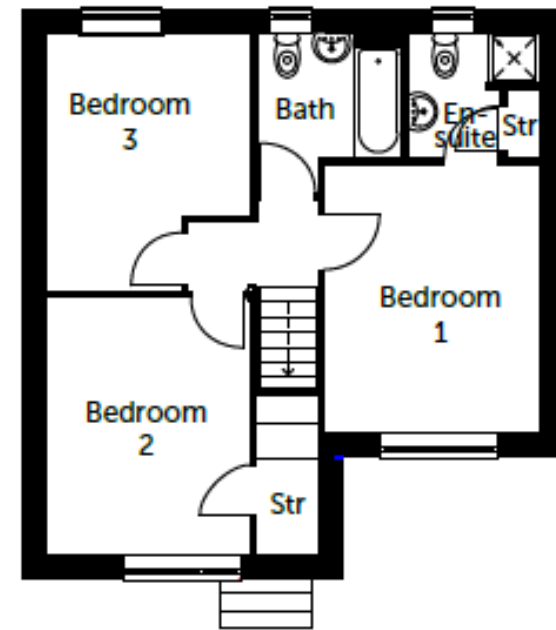
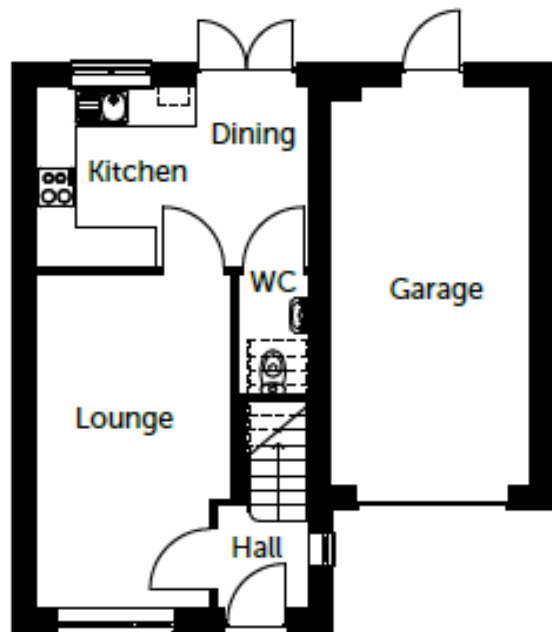
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	3.98 × 3.18	13ft 1in × 10ft 5in
En-suite	2.15 × 1.85	7ft 1in × 6ft 1in
Bedroom 2	3.83 × 3.02	12ft 7in × 9ft 11in
Bedroom 3	2.82 × 3.83	9ft 3in × 12ft 7in
Bathroom	2.15 × 1.85	7ft 1in × 6ft 1in



The Plover

A detached home with
3 bedrooms & 2 bathrooms



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	2.88 x 4.99	9ft 6in x 16ft 5in
Kitchen / Dining	4.05 x 2.67	13ft 3in x 8ft 9in
WC	1.77 x 1.04	5ft 10in x 3ft 5in

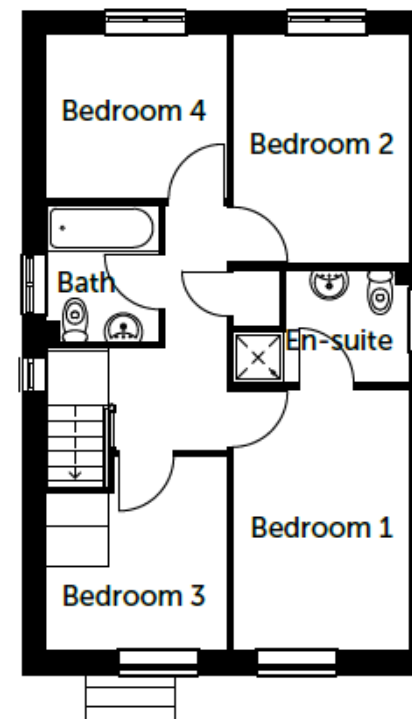
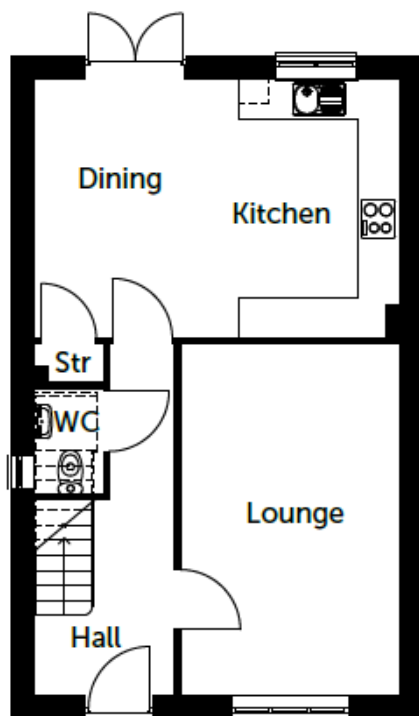
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	3.98 x 3.18	13ft 1in x 10ft 5in
En-suite	2.15 x 1.85	7ft 1in x 6ft 1in
Bedroom 2	3.83 x 3.02	12ft 7in x 9ft 11in
Bedroom 3	2.82 x 3.83	9ft 3in x 12ft 7in
Bathroom	2.15 x 1.85	7ft 1in x 6ft 1in



The Puffin

A detached home with
4 bedrooms & 2 bathrooms



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	5.26 × 3.62	17ft 3in × 10ft 8in
Kitchen / Dining	5.45 × 3.87	17ft 11in × 12ft 9in
WC	1.57 × 1.00	5ft 2in × 3ft 3in

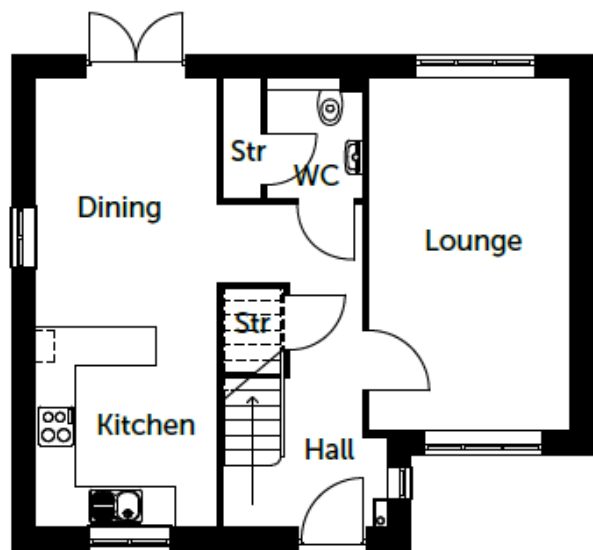
1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	3.91 × 2.63	12ft 10in × 8ft 8in
En-suite	1.83 × 1.67	6ft 0in × 5ft 6in
Bedroom 2	3.43 × 2.63	11ft 3in × 8ft 8in
Bedroom 3	2.90 × 2.70	9ft 6in × 8ft 10in
Bedroom 4	2.70 × 2.45	8ft 10in × 8ft 0in
Bathroom	1.83 × 1.67	6ft 0in × 5ft 6in



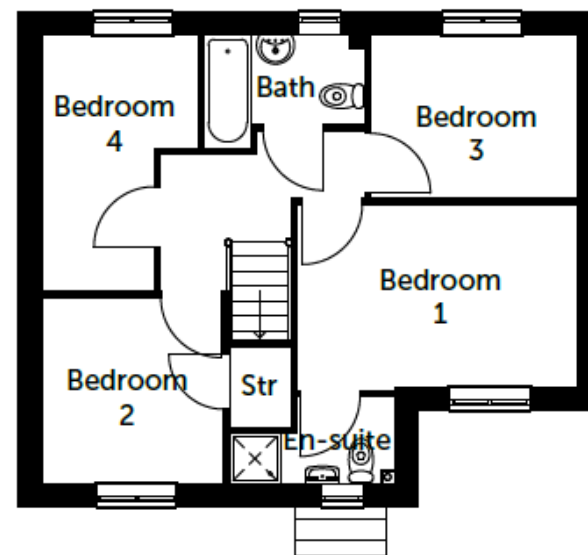
The Heron

A detached home with
4 bedrooms & 2 bathrooms



0 Downstairs

Room	Size (Metres)	Size (Feet & Inches)
Lounge	5.95 x 2.97	19ft 6in x 9ft 9in
Kitchen	2.97 x 2.70	9ft 9in x 8ft 10in
Dining	3.67 x 2.70	12ft 1in x 8ft 10in
WC	1.80 x 1.45	5ft 10in x 4ft 9in



1 Upstairs

Room	Size (Metres)	Size (Feet & Inches)
Bedroom 1	4.16 x 2.71	13ft 8in x 8ft 11in
En-suite	2.49 x 1.32	8ft 2in x 4ft 3in
Bedroom 2	2.76 x 2.70	9ft 1in x 8ft 10in
Bedroom 3	3.06 x 2.42	10ft 1in x 7ft 11in
Bedroom 4	3.82 x 2.31	12ft 7in x 7ft 7in
Bathroom	2.39 x 1.67	7ft 10in x 5ft 6in

Specifications

Interior features

Walls & ceilings

White Matt Emulsion to all walls

Internal doors

6 panel style door painted white, with satin chrome ironmongery with white hinges

Staircase

Spindle newel post handrail and newel cap

Woodwork

White gloss

Lighting

All pendant lights are fitted with LED low energy bulbs

Central heating

Dual Zone heating to allow different heat and timer settings for living areas and bedrooms. Ideal standard A rated Combi Boiler

Telephone point

Fitted in the lounge

TV point

Fitted in the lounge - cabling to be provided to the loft for occupier's future provision of aerial

Electrical sockets

White sockets, with a multi point socket for aerial, telephone and power points in the lounge

Smoke detector

Mains operated with battery back up

Co2 detector

Battery operated

Roof space

450mm insulation

Kitchen, utility & bathroom features

Kitchen styles

A range of Richmond kitchens in modern styles and colours to choose from, with an option of handles
18mm carcass and 40mm worktop as standard

Work surfaces

A range of colour and design choices

Sink

Stainless steel one bowl sink with chrome taps

Splashback

Kitchen Splashback included

Appliances

Single oven, gas hob and extractor for semi-detached homes
Fan oven, gas hob and extractor for detached homes

Sanitary ware

Twyford, Alcona range in white

Waste water system

Waste water heat recovery system fitted as standard

Exterior features

Windows

UPVC windows in white with Argon filled to increase thermal energy efficiency

Fascia & rainwater goods

UPVC fascia's in white, drain pipes in black

Front external door

6 panel composite door in white with chrome ironmongery

Front and rear door locking system

Multi point locking system

Patio doors

UPVC in white (internally and externally)

Garage

Up and over style door in white

PV solar panels

Photovoltaic panels

EV charging

Electric vehicle charging point to all homes

Landscaping

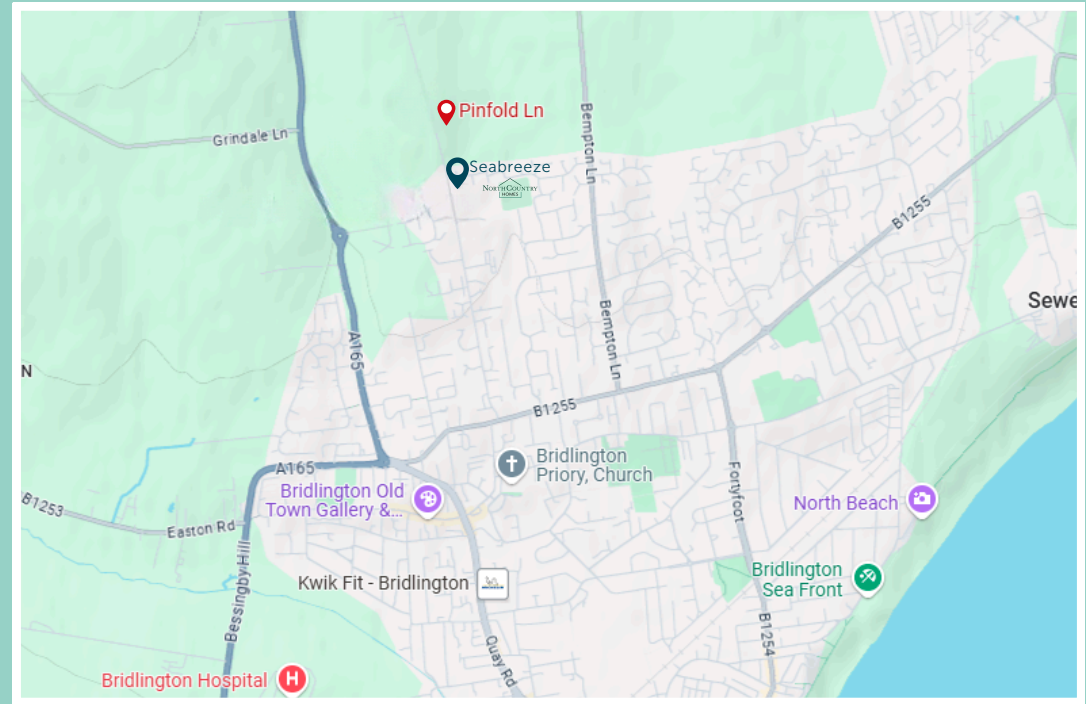
Front garden turfed, rear garden rotavated and top soiled

Driveway

Tarmac

Seabreeze

Pinfold Lane, Bridlington
YO16 6XP



Motorways
M18 - 67 miles
M180 - 66 miles
M62 - 86 miles



Bridlington Train Station
1.3 miles



Airport
Humberside 37 miles
Doncaster 55 miles
Leeds Bradford 62 miles



City Centre
Bridlington - 2.5 miles
Filey - 11 miles
Scarborough - 17 miles
York - 42 miles