



**Easton Road, Bridlington**

YO16 4DD

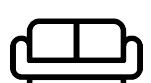
**Asking Price £425,000**



**4**



**2**



**2**



**D**

**HUNTERS®**  
EXCLUSIVE

# Southwold, Easton Road, Bridlington

## DESCRIPTION

This is a truly unique chance to acquire a detached family home set within approximately 2.7 acres of land, complete with its own private gardens and extensive grounds. Currently run as a successful holiday let, this versatile property is equally suited as a permanent family residence, with plenty of space to make it your own.

Accessed via private gates, the home offers excellent curb appeal and ample parking for multiple vehicles. Stepping inside, you are greeted by a welcoming porch and entrance hall, leading into the stunning dual-aspect lounge. This light-filled living space features patio doors opening to the garden and a charming exposed brick fireplace with electric log burner, creating the perfect cosy retreat.

The dining room continues the theme of character with more exposed brickwork, providing an ideal setting for a family dining table. The kitchen is a true blank canvas, offering the opportunity for new owners to design their dream culinary space, complete with room for all essential appliances. A utility room, pantry, and downstairs shower room further add to the home's practicality and versatility.

Upstairs, you'll find four generously sized bedrooms – three spacious doubles and one large single – all bright, airy, and enjoying open field views. The stylish family bathroom boasts a modern four-piece suite, including a luxurious freestanding roll-top bath.

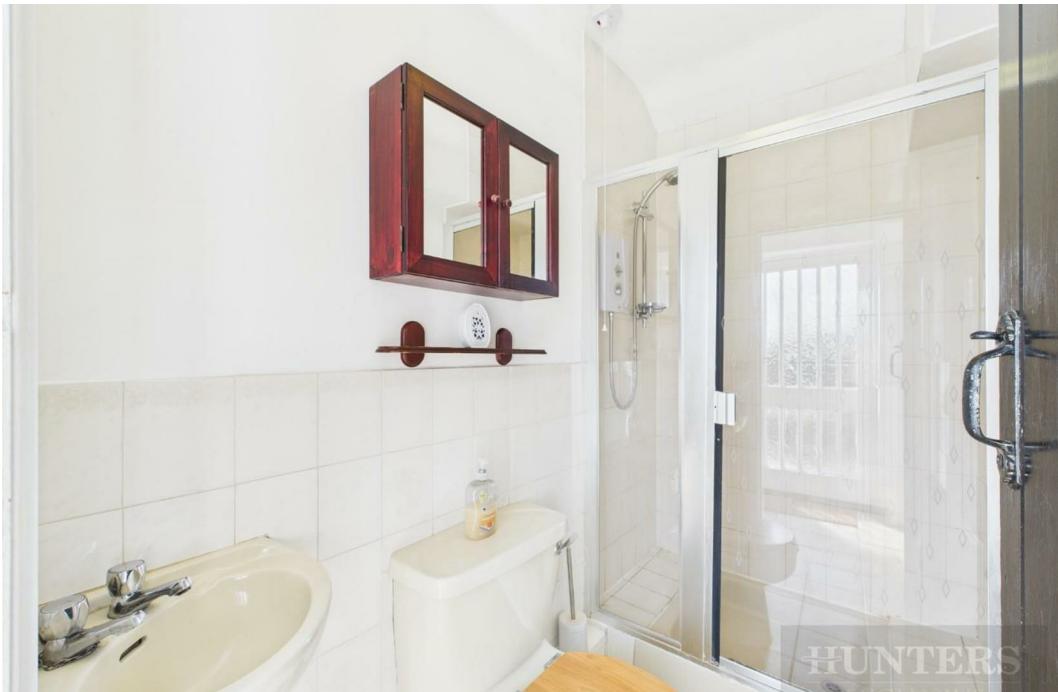
Outside, the property benefits from beautifully maintained wrap-around private gardens, perfect for entertaining or simply enjoying the peaceful setting. Beyond the gardens lies the substantial additional land, bringing the total plot to approximately 2.7 acres – offering potential for a variety of uses.

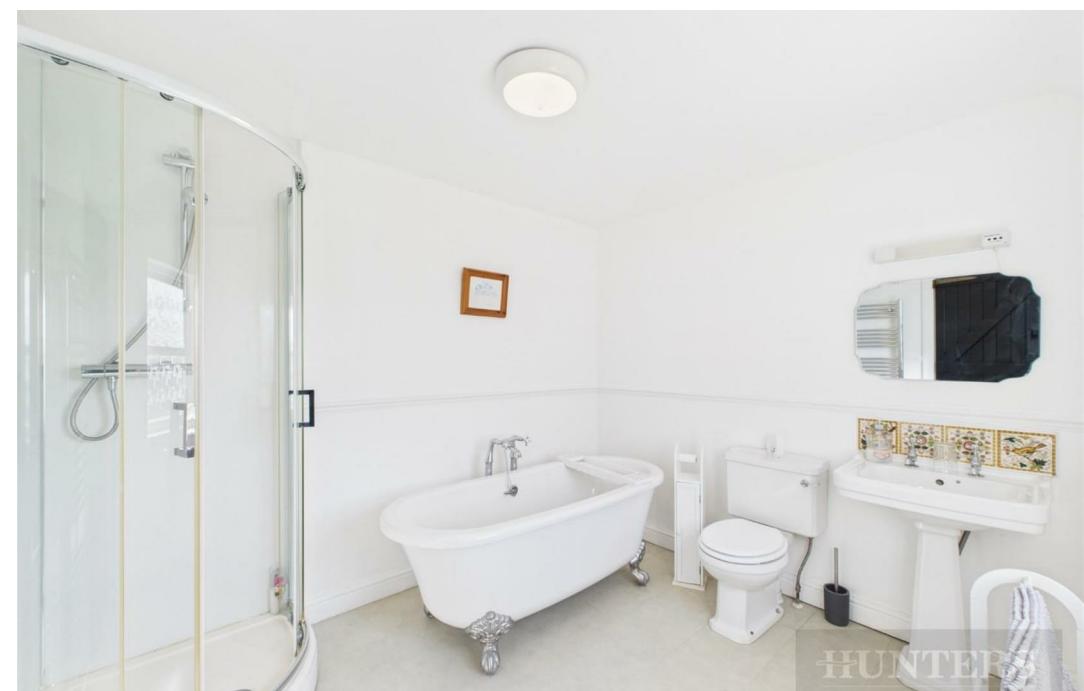
Situated in a desirable location with easy access to Bridlington's wide range of amenities, this property represents a rare blend of space, character, and opportunity.

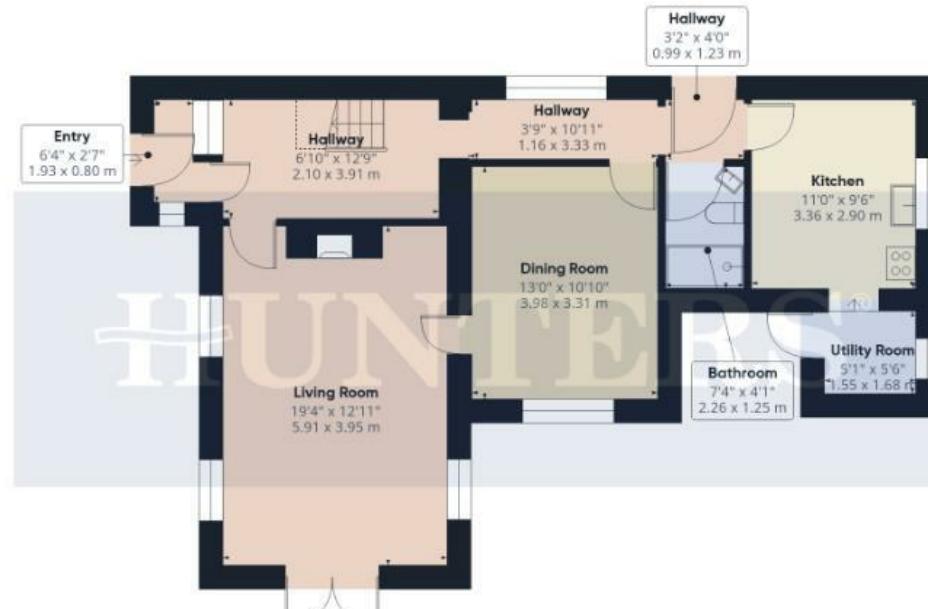
Viewings are highly recommended to fully appreciate all that this home has to offer!



# ROOMS







Approximate total area<sup>(1)</sup>

1316 ft<sup>2</sup>

122.3 m<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

1.3 m<sup>2</sup>



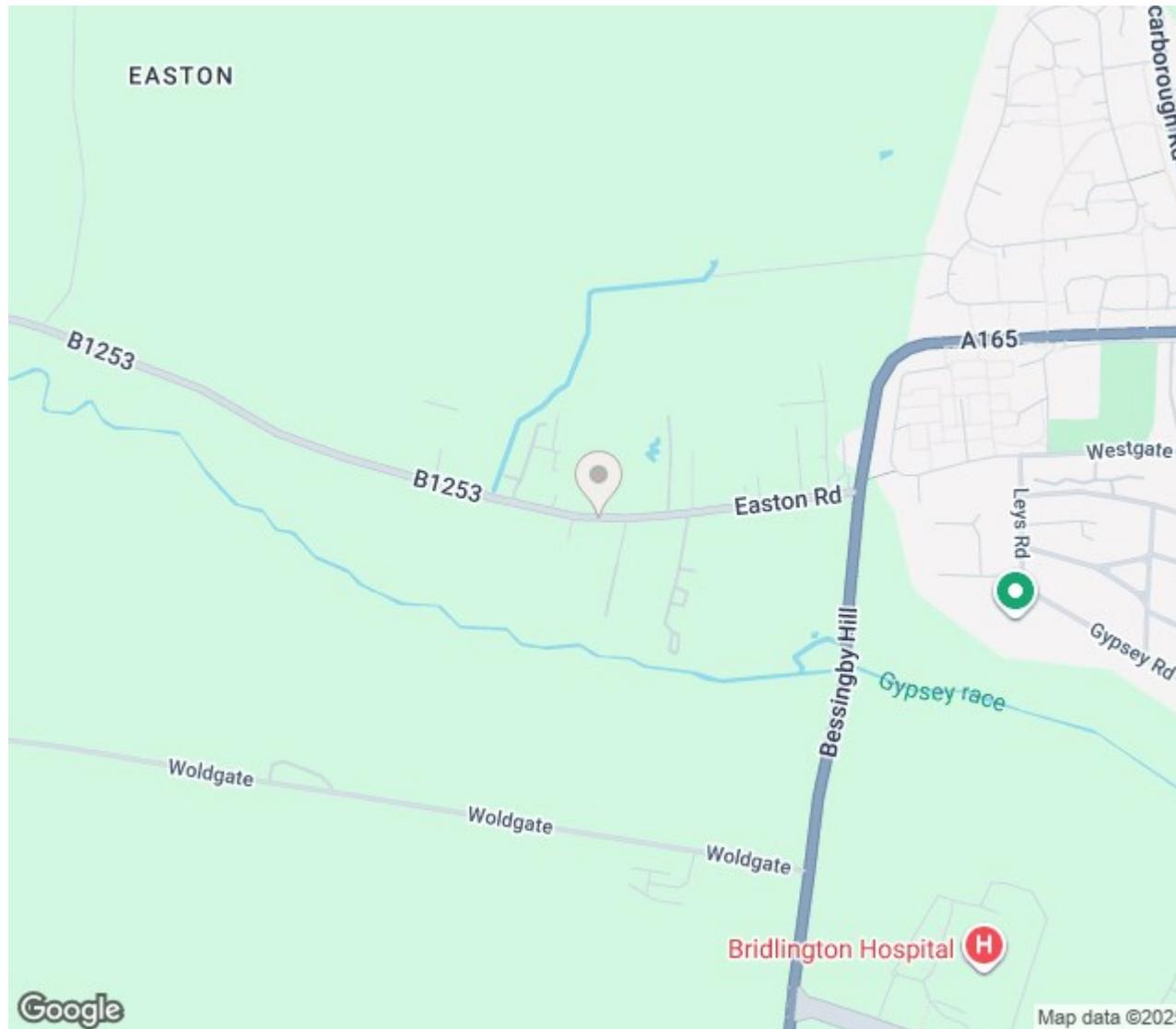
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration





## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |   | Current                    | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs |   |                            |           |
| (92 plus)                                   | A | 96                         |           |
| (81-91)                                     | B |                            |           |
| (69-80)                                     | C |                            |           |
| (55-68)                                     | D | 65                         |           |
| (39-54)                                     | E |                            |           |
| (21-38)                                     | F |                            |           |
| (1-20)                                      | G |                            |           |
| Not energy efficient - higher running costs |   |                            |           |
| England & Wales                             |   | EU Directive<br>2010/31/EU |           |

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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.HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service

Disclaimer

The boundary lines shown on images are approximate and reflect an estimated area of 2.7 acres; all measurements and boundaries should be independently verified by the purchaser.

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