



## 1 South Cliff Road, Bridlington, YO15 3AL

Price Guide £295,000





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Welcome to South Cliff Road in Bridlington, a commercial freehold property with ground floor shop and four bedroom maisonette above with sea views.

This shop with living accommodation has been cherished by the same family for the past 50 years, a testament to its enduring appeal and potential.

Additionally, the property offers the added advantage for a private entrance to the flat above, thanks to the presence of two front doors. This feature allows for flexibility in how the space is utilised, whether you choose to live above your shop or let the property out for additional income.

Situated in one of the best seasonal positions, this property is just a stone's throw away from the picturesque harbour, the inviting south beach, and the bustling town centre. This prime location not only enhances the potential for business but also allows for a delightful lifestyle, with easy access to local amenities and attractions.

This property on South Cliff Road is a rare find. Embrace the chance to create a new chapter in this beloved location.

## Entrance:

Two upvc double glazed doors lead into the shop, upvc double glazed window, counter, fitted shelving.

## Shop floor:

23'0" x 15'9" (7.03m x 4.82m)

Stainless steel sink unit, plumbed in washing machine, single glazed window and understairs storage cupboard.

## Shop floor:

9'10" x 7'4" (3.02m x 2.26m)

Wc, door onto the yard, door to rear passage.

## First floor:

Central heating radiator.

## Lounge:

16'0" x 11'9" (4.90m x 3.59m)

A spacious front facing room, gas fire in a wood surround, upvc double glazed bay window with window seat, upvc double glazed window and two central heating radiators.

## Kitchen:

11'9" x 10'3" (3.59m x 3.14m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric Bosch double oven and hob with extractor over. Part wall tiled, integrated fridge/freezer, painted floor boards, upvc double glazed window and central heating radiator.

## Wc:

5'0" x 3'0" (1.53m x 0.92m)

Wc, part wall tiled, upvc double glazed window.

## Bathroom:

5'10" x 4'6" (1.78m x 1.39m)

Comprises bath with shower attachment, wash hand basin, part wall tiled and upvc double glazed window.

## Bedroom:

8'8" x 7'6" (2.66m x 2.30m)

A rear facing single room, gas combi boiler, upvc double glazed window and central heating radiator.

## Second floor:

Upvc double glazed window, built in wardrobe.

**Bedroom:**

11'9" x 10'2" (3.59m x 3.11m)

A front facing double room, upvc double glazed window and central heating radiator.

**Bedroom:**

11'8" x 10'5" (3.58m x 3.19m)

A rear facing double room, upvc double glazed window and central heating radiator.

**Bedroom:**

8'8" x 5'2" (2.65m x 1.60m)

A front facing single room, upvc double glazed window and central heating radiator.

**Exterior:**

Rear yard.

**Notes:**

Council tax band: A

**Purchase procedure**

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

**General Notes:**

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



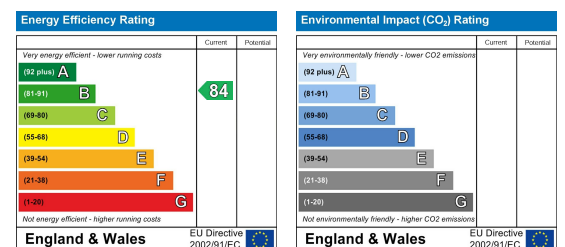
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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