



01947 601301



FLAT 2, LYNDHURST, ROBIN HOODS BAY

2 BED FLAT



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PROPERTY FEATURES

- First Floor Flat within a Victorian House
- Stylish Interiors with Modern Fixtures & Fittings
- Open Plan Living with Lounge & Kitchen/Diner
- Recently Refurbished Kitchen with Integrated Appliances
- 2 Double Bedrooms & 1 Modern Shower Room
- Gas Central Heating Throughout
- Private Garden with Terrace & Outdoor Storage
- 999 Year Lease from 2021 with No Restrictions

Type: **FLAT**
Availability: **FOR SALE**
Bedrooms: **2**
Bathrooms: **1**
Reception Rooms: **1**
Outside Space: **GARDEN**
Tenure: **LEASEHOLD**

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FLAT 2, LYNDHURST, ROBIN HOODS BAY- 2 bed Flat -£235,000



Hope & Braim are delighted to present Flat 2, Lyndhurst, a beautifully appointed first floor apartment occupying a handsome Victorian house on Mount Pleasant North in Robin Hood's Bay, one of the North Yorkshire coast's most sought-after and characterful villages. Having served as a much-loved family retreat, this stylish flat now presents a rare opportunity to acquire a piece of Bay life, whether as a permanent coastal residence, an income-generating holiday let, or indeed both, with a 999-year lease from 2020 carrying no restrictions to limit its use. The flat is accessed via a communal entrance hall, and stairs rise to a thoughtfully arranged first floor, where an open plan living space immediately sets the tone. The lounge, centred on a feature fireplace, provides a warm and inviting focal point, whilst the adjoining kitchen and dining area has been recently refurbished to a high specification, with integrated appliances and a clean, contemporary finish that belies the Victorian bones of the building. Two well-proportioned double bedrooms offer comfortable accommodation for guests or permanent occupants, whilst a modern shower room, fitted with quality fixtures and fittings, completes the internal layout with understated practicality. Gas central heating runs throughout, ensuring year-round comfort regardless of the coastal weather. To the exterior, a private garden with terrace provides a genuine outdoor retreat, an increasingly valuable commodity within the village, and outdoor storage adds welcome practicality for bikes, surfboards, or walking equipment. Robin Hood's Bay itself needs little introduction: a steep and winding village descending to a working beach, rich in maritime heritage and a magnet for visitors and residents alike throughout the year.



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Approximate total area⁽¹⁾
644 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		
Current	Potential	
Best energy efficient - lower running costs		
74-100 A		
69-73 B		
64-68 C		
59-63 D		
54-58 E		
49-53 F		
44-48 F		
39-43 G		
Worst energy efficient - higher running costs		
74	80	
England, Scotland & Wales		
EU Directive 2002/91/EC		



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

