



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**35 Bridlington Bay, Flamborough Road, Sewerby, YO15 1DW**

**Realistic Offers Considered**



# 35 Bridlington Bay, Flamborough Road

Sewerby, YO15 1DW

## Realistic Offers Considered £130,000



A detached holiday log cabin set in a superb location at Bridlington Links Golf and leisure park. Yards from Bridlington Links magnificent driving range and within approx 500 yards of the main Bridlington Links Golf course and superb club house offering stunning cliff top views, restaurant and gymnasium.

The lodge has an 12 month holiday licence. The property is held on licence. The buyer is not acquiring any interest in the land.

Owners of the cabins are entitled to free Golf and Gym memberships.

The property comprises: modern open plan kitchen/dining/living, two double bedrooms, one modern en-suite and bathroom. Exterior: private driveway with ample parking and raised decked patio. Upvc double glazing and LPG gas heating.

### Entrance:

Upvc double glazed door leads directly into:

### Open plan kitchen/dining/living

#### Kitchen:

13'2" x 10'4" (4.03m x 3.16m)

Fitted with a range of modern base and wall units, stainless steel sink unit, electric oven, gas hob with stainless steel extractor over. Integrated fridge, freezer, dishwasher and wine cooler. Under cupboard lighting, utility cupboard housing gas combi boiler, plumbing for washing machine and upvc double glazed window.

#### Lounge/diner:

19'6" x 12'7" (5.96m x 3.86m)

Multi fuel burning stove, four upvc double glazed windows, two central heating radiators and upvc double glazed french doors onto the outer decked patio.

#### Inner hall:

#### Bedroom:

12'5" x 9'6" (3.80m x 2.90m)

A side facing double room, built in wardrobes and cupboards. Upvc double glazed window and central heating radiator.

#### En-suite:

7'3" x 6'7" (2.22m x 2.03m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

#### Bedroom:

9'4" x 8'0" (2.87m x 2.45m)

A side facing double room, built in wardrobe and cupboards. Upvc double glazed window and central heating radiator.

#### Bathroom:

6'7" x 5'11" (2.03m x 1.82m)

Comprises a modern suite, bath with shower attachment,

wc and wash hand basin with vanity unit. Wall panelling, extractor, shaver socket, upvc double glazed window and chrome ladder radiator.

**Exterior:**

Outer decked patio. A large outside storage place approximately 6ft x 12ft both with sockets and lights as well as being fully insulated.

**Notes:**

The plot is held on a tenure license of 99 years the lodges can be used for holiday use 52 weeks of the year.

The site fees are £4928 pa include rates and water also maintenance of the site, roads and lighting, grass cutting and garden.

The property had an alarm system fitted in November 2023.

**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:**

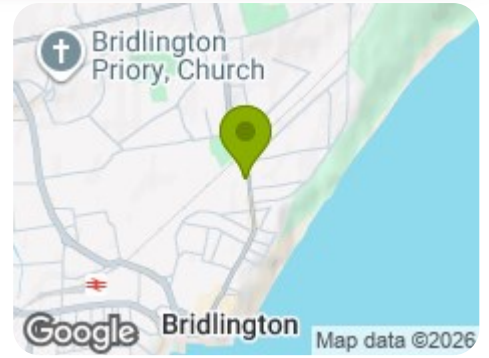
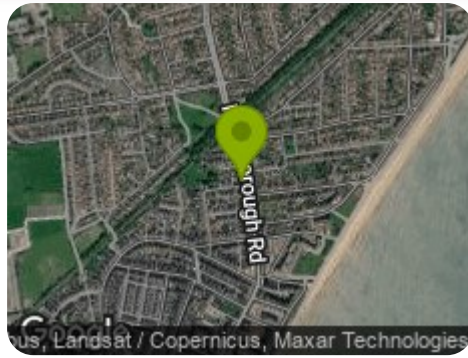
All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item 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



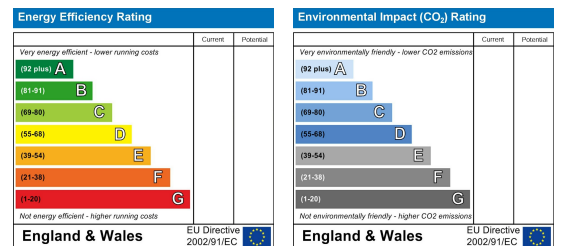
### Floor Plan



### 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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