



Flat 1, 35 Sands Lane, Bridlington, YO15 2JG

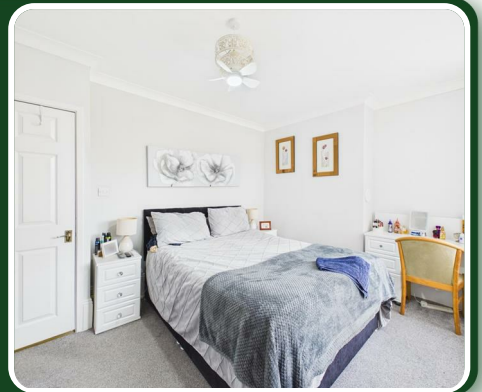
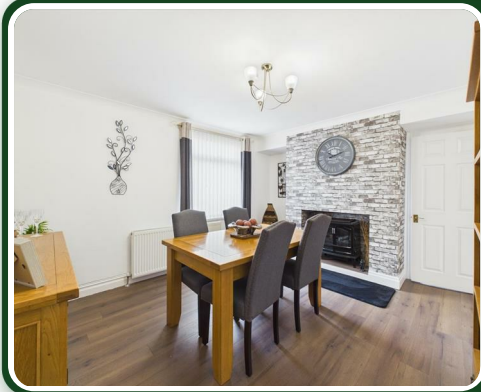
Price Guide £175,000



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Welcome to Sands Lane in the coastal town of Bridlington. This stylish apartment offers a delightful blend of comfort and convenience. Just a stone's throw from the North beach and the picturesque seafront, residents can enjoy leisurely strolls along the promenade, leading to the harbour and town centre. The property is also conveniently located near the shops on Flamborough Road, making daily errands a breeze.

This well-presented apartment is situated within a detached building that has been thoughtfully converted into four self-contained apartments. The apartment is ideal for both permanent living and holiday retreats.

One of the standout features of this property is the lower ground floor basement storage rooms, which offer versatile options for additional storage or creative use. The apartment also boasts two private car parking spaces, a rare find in such a desirable location, ensuring that parking is never a concern. Outside a private decked patio at the front of the property, where you can enjoy the fresh sea air and stunning views.

This leasehold property comes with a share of the freehold, providing added security and peace of mind.

A viewing is highly recommended to fully appreciate the spaciousness and quality of this delightful apartment. Whether you are seeking a permanent home or a holiday getaway, this property is sure to impress.

Entrance:

Door into communal entrance hall. Private entrance door into a spacious inner hall, wood flooring and central heating radiator.

Lounge:

14'2" x 14'9" (4.32m x 4.52m)

A spacious front facing room with views over the north bay, electric fire in a modern surround, upvc double glazed bay window and central heating radiator.

Dining room:

10'11" x 11'7" (3.34m x 3.54m)

A side facing room, inset fireplace, upvc double glazed window and central heating radiator.

Kitchen:

10'9" x 10'11" (3.28m x 3.33m)

Fitted with a range of base and wall units, stainless steel one and a half sink unit, electric oven, gas hob with stainless steel extractor over. Part wall tiled, integrated dishwasher, space for fridge/freezer, upvc double glazed window, central heating radiator, upvc double glazed stable door to the side elevation.

Utility:

2'10" x 5'3" (0.88m x 1.62m)

Plumbing for washing machine, space for a tumble dryer and upvc double glazed window.

Bedroom:

9'10" x 12'3" (3.01m x 3.75m)

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

Bathroom:

9'11" x 4'6" (3.04m x 1.38m)

Comprises a modern suite, large walk in shower with plumbed rainfall shower, wc and wash hand basin unit with vanity unit. Wall panelling, upvc double glazed window and central heating radiator.

Lower basement:

Hall:

Central heating radiator.

Store room:

12'11" x 17'4" (3.96m x 5.30m)

A front facing room currently used as a games room, bar area, upvc double glazed window and central heating radiator.

Store room:

8'9" x 10'11" (2.69m x 3.33m)

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

Inner hall:

Chrome ladder radiator.

Store room:

12'0" x 12'6" (3.67m x 3.83m)

A side facing double room, fitted wardrobes, upvc double glazed window and central heating radiator.

Store room:

Utility area fitted with a range of base units, stainless steel sink unit, upvc double glazed window and central heating radiator.

Bathroom:

3'1" x 7'1" (0.96m x 2.18m)

Comprises shower cubicle with plumbed in shower, wc, wash hand basin and wall panelling.

Exterior:

To the front of the property is a private composite decked patio.

To the rear of the property is a further private composite decked patio and two designated car parking spaces.

Notes:

Council tax band A

The property is leasehold with a share of the freehold.

170 years remaining.

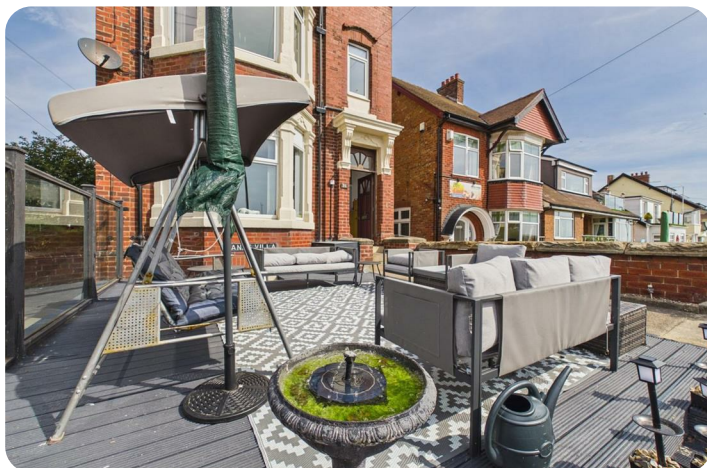
Service charge is £850 per annum.

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



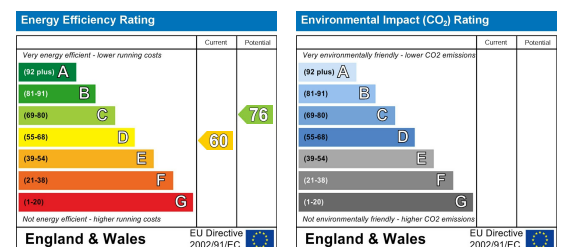
Floor Plan



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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