



43 Sands Lane
Bridlington
YO15 2JG

ASKING PRICE OF

£179,950

2 Bedroom Ground Floor Apartment



North Beach



Off Road
Parking



Gas Central Heating

43 Sands Lane, Bridlington, YO15 2JG

A spacious ground floor apartment offering fabulous accommodation, featuring partial sea views from the front lounge bay window. The property comprises a generous dining room, fitted kitchen, and family bathroom, along with two spacious bedrooms-one benefiting from a dressing room and en-suite shower room. Externally, the property enjoys both front and rear gardens, with parking also included. Offered for sale with no onward chain, this is an excellent opportunity for a comfortable and conveniently located home.

Sands Lane in Bridlington is a highly sought-after residential area just north of the town centre, between Flamborough Road and North Beach. It offers easy access to the seafront, coastal walks and local amenities including Tesco Express and Seabirds Public House, all within walking distance of the town centre. The property

is located towards the eastern end of Sands Lane near North Marine Drive, enjoying a partial sea view and a highly convenient coastal setting.

Bridlington is a premier East Yorkshire Coast resort centred around its historic harbour and wonderful bay with over three miles of beaches. The town has attracted seasonal visitors for many decades. The town centre has grown to include many national shopping names, and the Old Town is a historic focal point bounded by the Bayle and Priory Church with its four prominent spires. The town is handy for commuting to Hull, York, Beverley and Scarborough.



Dining Hall



Virtually Staged Dining Hall



Lounge



Virtually Staged Lounge

Accommodation

SUN PORCH ENTRY

12' 7" x 5' 9" (3.86m x 1.77m)

The property is entered via French doors into a large porch area, featuring windows to either side of the entrance door along with two additional side windows, creating a bright and welcoming space which could also be used for seating overlooking the front garden. A glazed internal door then leads through to the spacious dining hall, setting the tone for the generous accommodation throughout the home.

DINING HALL

14' 11" x 13' 3" (4.55m x 4.05m)

The dining hall is a spacious and well-presented room with two windows to the side elevation, allowing for plenty of natural light. It features a panelled ceiling and wall detailing, adding character to the space, along with a useful built-in cupboard housing the consumer unit and radiator. From here, doors provide access to all rooms.

LOUNGE

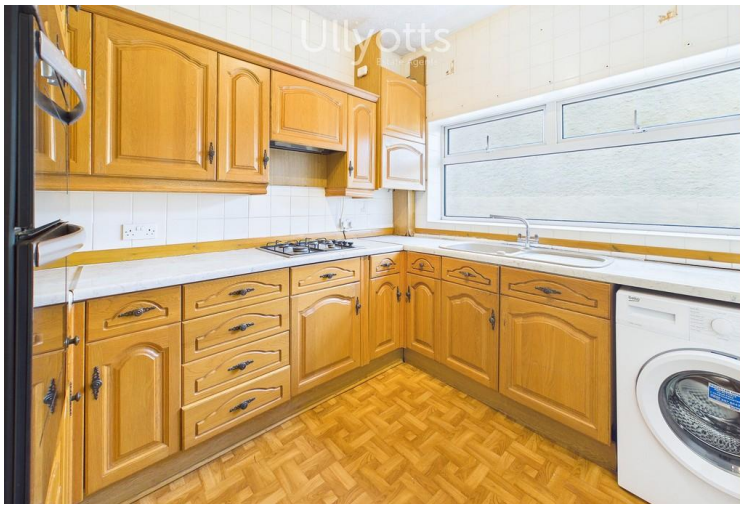
19' 9" x 14' 10" (6.02m x 4.53m)

The lounge is a spacious and impressive reception room, featuring a large bay window to the front elevation with partial sea views and overlooking the front garden. The room benefits from coving and ornate cornices, two radiators, wall lighting, and a central chandelier point to the ceiling. A feature fireplace with gas fire is set within an archway with shelving to either side, creating an attractive focal point, with additional windows to both the front and rear.

KITCHEN

9' 7" x 8' 1" (2.94m x 2.48m)

The kitchen is fitted with a range of wall, base, and drawer units with worktops over and tiled splashbacks, complemented by wood-effect vinyl flooring. A composite sink and drainer with mixer tap sit beneath a side elevation window, providing natural light. Integrated appliances include an oven with grill, four-ring gas hob, and fitted dishwasher, with space and plumbing for a washing machine, and a wall-mounted gas central heating boiler also housed within the kitchen (fitted 2024).



Kitchen



Virtually Staged Kitchen



Master Bedroom



Virtually Staged Master Bedroom

MASTER BEDROOM

17' 0" x 9' 7" (5.19m x 2.94m)

The master bedroom benefits from a large window to the rear elevation, providing good natural light, and features coving, a radiator, and fitted wardrobe storage. A door leads through to the dressing room, offering additional useful space and access to the en-suite facilities.

DRESSING ROOM

10' 1" x 6' 9" (3.09m x 2.06m)

The dressing room, accessed solely from the master bedroom, is a versatile and generously sized space, large enough to accommodate a bed if required. It benefits from a side elevation window, a door providing access to the rear garden area, and a further door leading to the en-suite shower room. Ideal as a walk-in wardrobe, dressing room, or home office, it offers excellent flexibility to suit a variety of needs.

ENSUITE

6' 10" x 3' 11" (2.09m x 1.21m)

The en-suite shower room is recently fitted and well presented, comprising a shower cubicle with wet wall panelling and a thermostatic shower. There is a vanity

wash hand basin with splashback and wall-mounted mirror, together with a WC. The room is finished with a heated towel ladder, a small window, extractor fan, and tile-effect laminate flooring, creating a modern and practical space.

BEDROOM 2

14' 11" x 13' 11" (4.55m x 4.25m)

With fitted wardrobes and radiator and bay window to the rear elevation.

BATHROOM

9' 7" x 4' 10" (2.94m x 1.48m)

The family bathroom is nicely presented and features a window to the side elevation, with tiled walls and a carpeted floor. There is a useful storage cupboard, ideal for towels and linen, along with a wash hand basin with mirror and fitted lighting above, a WC, and a radiator. A step-up leads to an inset corner bath with a thermostatic shower over, completing this well-appointed space.



Bedroom 2



Virtually Staged Bedroom 2



Bathroom



Garden

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

OUTSIDE

The front garden is laid out to a lawn and mature shrubs. A private forecourt parking area for the ground floor flat and turning area which must be kept clear for both flats. There is access to the rear side gate to put out bins and a private enclosed walled patio area with a timber store and a water tap.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services connected are available.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - RATED D

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

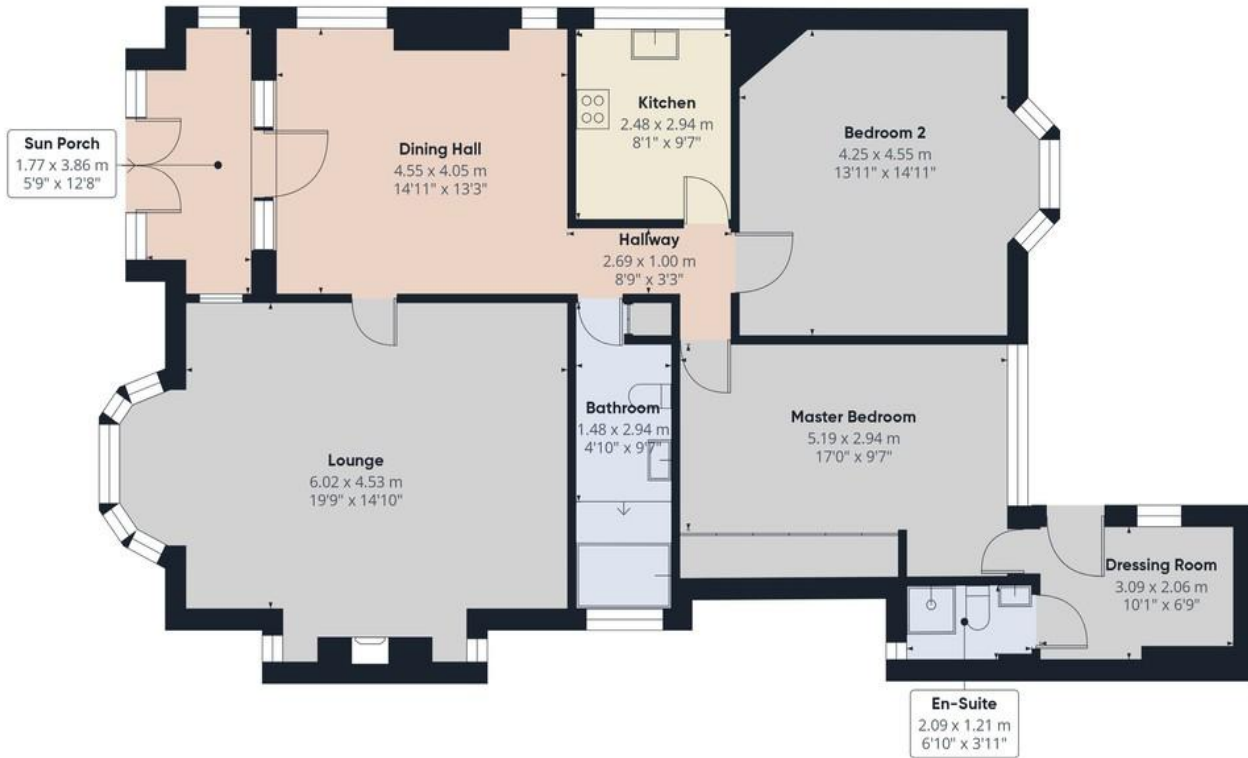
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 117 sq m (1,259 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
121 m²
1303 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





43 Sands Lane



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