



8 Bayside Flats  
Bridlington

YO15 2PQ

GUIDE PRICE

£120,000

2 Bedroom First Floor Apartment



Front Aspect



2



1



1



Off Road  
Parking



Electric Heating

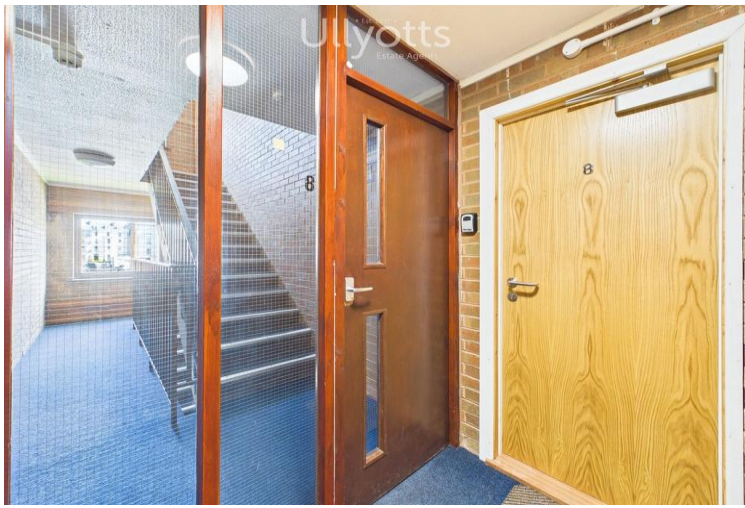
## 8 Bayside Flats, Bridlington, YO15 2PQ

A bright and inviting first-floor apartment, this charming coastal home offers a spacious lounge, a kitchen, two bedrooms, and a shower room. Its standout feature is the sun-drenched balcony with sea views, creating the perfect spot to relax and soak up the surroundings. With the added convenience of a private parking area and the benefit of being offered with no onward chain, it presents an appealing opportunity in a sought-after coastal setting.

The property is located within the town centre and just a stone's throw away from the sea front. The areas are bustling hubs offering convenience of town centre amenities and a vibrant coastal lifestyle. The area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa,

Leisure Centre, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

Bridlington is a charming coastal town on the East Yorkshire coast, renowned for its award-winning sandy beaches, picturesque harbour, and vibrant promenade. Offering a delightful mix of traditional seaside charm and modern amenities, the town boasts a range of shops, cafes, restaurants, and leisure facilities, along with excellent transport links. With its scenic coastal walks, historic Old Town, and friendly community, Bridlington is a popular choice for both holidaymakers and those looking to enjoy relaxed coastal living.



Communal Entrance



Entrance Hall



Lounge



Kitchen

## Accommodation

### COMMUNAL ENTRANCE

Entrance to the communal hall is via recently replaced uPVC doors leading into a shared porch area, complete with individual post boxes and a secure telecom entry system. A further door opens into the main communal hall, where a well-maintained staircase provides access to the first-floor landing. A door offers access to both Flat 7 & 8.

### PRIVATE ENTRANCE HALL

9' 8" x 3' 5" (2.95m x 1.05m)

The private entrance hall offers a telecom entry-phone system, space for coat hanging, an electric radiator, and access to all rooms.

### LOUNGE

16' 1" x 11' 10" (4.92m x 3.61m)

The lounge is light and airy, featuring a large window and sliding door that open onto the balcony, framing fabulous sea views. Additional highlights include two electric radiators, elegant coving, and a

wall-mounted electric fire, creating a warm and welcoming focal point.

### KITCHEN

13' 4" x 5' 8" (4.08m x 1.73m)

The kitchen benefits from a range of cream wall, base, and drawer units with worktops over, complemented by a tiled splashback and tile-effect laminate flooring. A window to the front elevation sits above the stainless-steel sink and drainer with mixer tap, allowing plenty of natural light. Integrated appliances include an AEG induction hob with fitted extractor above, a Hotpoint electric oven, and a fridge-freezer, with a washing machine also included in the sale along with space for a microwave. The kitchen additionally houses a heated towel ladder, the water heater, and the meter and stop tap, all neatly positioned for convenience.



Bedroom 2



Bedroom 1



Shower Room



Balcony

### BEDROOM 1

11' 1" x 9' 4" (3.39m x 2.86m)

The main bedroom features a window to the rear offering a partial sea view, along with coving, an electric radiator, and fitted wardrobe and drawer storage, providing both comfort and practicality.

### BEDROOM 2

10' 7" x 9' 2" (3.23m x 2.81m)

The second bedroom features a charming bow window to the front elevation, offering partial sea views. It includes an electric radiator, a fitted bedhead with overhead storage, as well as wardrobe and drawer storage, making excellent use of the space.

### SHOWER ROOM

6' 3" x 5' 9" (1.93m x 1.76m)

The shower room features a window to the side elevation and is fitted with tiled walls, a wash hand basin, WC, and a corner shower enclosure with sliding doors and an electric shower. A heated towel

ladder adds both comfort and practicality.

### BALCONY

7' 8" x 5' 8" (2.35m x 1.75m)

The balcony features tiled flooring and secure railings, perfectly positioned to showcase the gorgeous sea views - an ideal spot for relaxing and taking in the coastal atmosphere.

### HEATING

Electric heating throughout

### DOUBLE GLAZING

UPVC double glazing throughout.

### PARKING

A private parking compound provides convenient parking spaces; however, these are unallocated but ample parking is available.



Bayside



Car Parking



Bridlington Beach



Promenade

### TENURE

We understand that the property is leasehold with 999 years from 1983. For the period January 2026 - December 2026 the service charge was £1200 to be apportioned on completion. The ground rent is £25 and payable annually.

### SERVICES

Electric water and main sewerage are available

### COUNCIL TAX BAND - B

### 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.

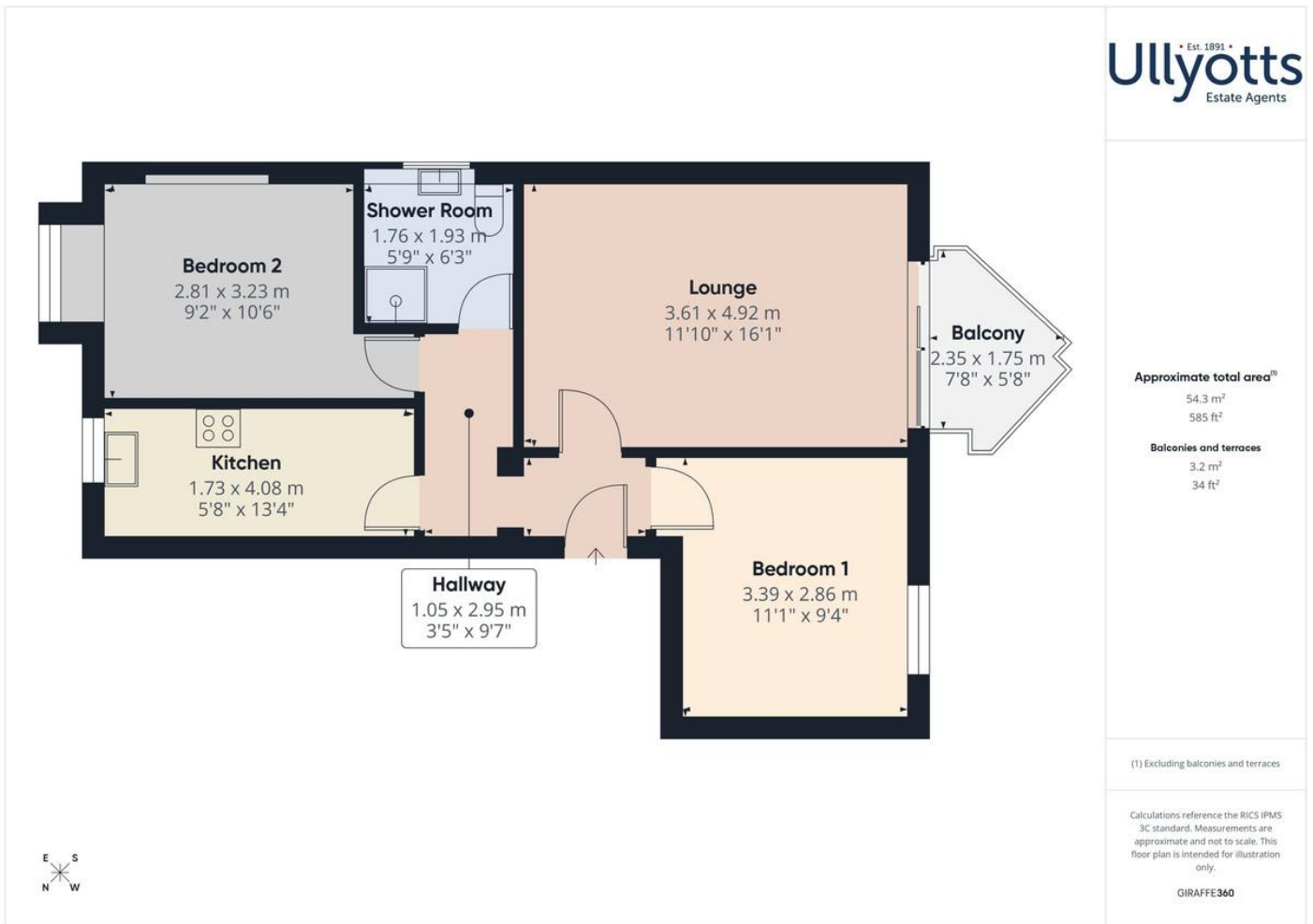
Floor plans are for illustrative purposes only.

### VIEWING

Strictly by appointment with Ulyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 54 sq m (584 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





**8 Bayside Flats, York Road**

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