



**Lime Kiln Lane, Bridlington**

YO15 2LX

**Offers Over £475,000**



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Council Tax Band: B

**HUNTERS<sup>®</sup>**  
EXCLUSIVE

# Lime Kiln Lane, Bridlington

## DESCRIPTION

Set in an enviable location on Bridlington's sought-after North Side seafront, this impressive four-bedroom detached home boasts stunning views across the coast. Perfectly placed just a short stroll from Sewerby village and the scenic cliff-top walks, this property combines a highly desirable setting with generous living accommodation.

From the moment you step inside, the spacious entrance hall with its striking staircase sets the tone for this grand property. At the front, the lounge features a large window and a brick-built feature fireplace, flowing seamlessly through an archway into the formal dining room. Here, sliding glass doors open directly to the garden, perfect for indoor-outdoor living.

The well-presented kitchen is fitted with white cabinetry and integrated appliances, complemented by a convenient utility room. To the rear, a bright and versatile sunroom overlooks the garden, ideal as an additional sitting area, playroom, or hobby space. A downstairs W/C and access to the integral garage complete the ground floor.

Upstairs, a galleried landing leads to four generously sized bedrooms. The master bedroom, positioned to the front, boasts stunning sea views and a private en suite with a three-piece suite. The remaining bedrooms are well-proportioned, served by a modern family bathroom with a shower over the bath and half-tiled walls.

Externally, the property continues to impress. The rear garden is both spacious and beautifully maintained, featuring a paved patio, lawn, established borders and a tranquil pond. To the front, a paved garden, driveway with off-road parking, and garage with power add further practicality.

This home offers a perfect blend of elegance, generous living space, and a prime sea front location – just minutes from Bridlington's promenade, town centre, shops, cafés, and local attractions.



# ROOMS







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1868 ft<sup>2</sup>

173.4 m<sup>2</sup>

Reduced headroom

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

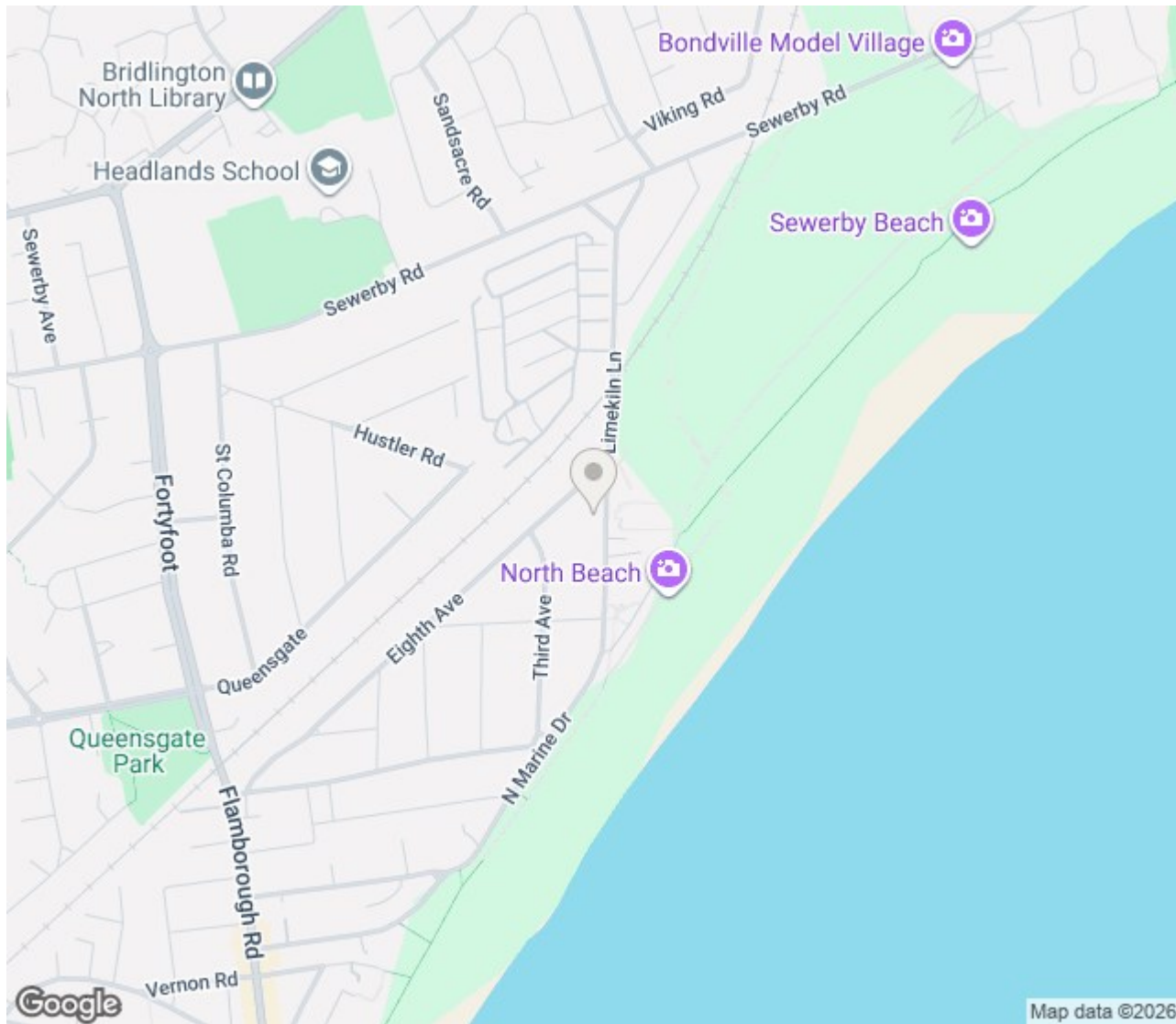
Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE 360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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