

31 Alexandra Court
Bridlington
YO15 2LB

ASKING PRICE OF

£159,950

2 Bedroom Ground Floor Apartment

Ullyotts Est. 1891 Estate Agents

01262 401401



Front Of The Property

2 | 2 | 1 | Garage, Off Road Parking | Gas Central Heating

31 Alexandra Court, Bridlington, YO15 2LB

This well positioned two-bedroom ground floor apartment situated within Alexandra Court and benefits from its own private entrance. The accommodation comprises a spacious inner hall, lounge with an archway leading through to a separate dining area, fitted kitchen, two bedrooms and a modern shower room. The lounge enjoys partial sea views, adding to the appeal of the property, while the inclusion of a garage provides valuable additional storage or parking. With its practical ground floor layout and private access, this apartment would make an ideal home for those seeking convenient coastal living.

Alexandra Court is a purpose-built seafront apartment complex situated on the north side of Bridlington, enjoying a desirable coastal position with views across Bridlington Bay. Located just moments from the beach, the development is ideally placed for those wishing to enjoy seaside living, with the town centre, historic harbour and a wide range of local amenities all within easy reach.

Bridlington's harbour and town centre offer a lively mix of shops, cafés, restaurants and public houses, including the popular Salt on the Harbour, which enjoys attractive harbour views. The town also provides a variety of leisure and entertainment facilities, including Bridlington Spa, a leisure centre, cinema, bowling alley and traditional seaside amusements. Excellent transport links are available via the railway and bus stations, making it easy to explore the surrounding East Yorkshire coastline and beyond. Combining a traditional seaside atmosphere with everyday convenience, this location offers an appealing coastal lifestyle.



Lounge



Virtually Staged Lounge



Dining Room



Virtually Staged Dining Room

Accommodation

ENTRANCE

The apartment benefits from two points of access.

The main entrance is via an external flight of steps leading to the communal entrance door, with a further internal staircase descending to the ground floor level. A telecom entry system is fitted, with an intercom telephone located within the apartment's hallway for added convenience.

In addition, the property benefits from its own private entrance via a glazed uPVC door, which opens directly into the lounge, offering an alternative and convenient means of access.

PRIVATE ENTRANCE HALL

16' 1" x 5' 8" (4.91m x 1.74m)

A spacious hallway providing home to the telecom entry phone, access to both bedrooms, the shower room and the lounge. A useful storage cupboard with shelving and a radiator, making it ideal for storing linen and towels. The hallway also benefits from a radiator, coving to the ceiling and a wall-mounted thermostat.

LOUNGE

16' 10" x 10' 2" (5.14m x 3.12m)

A spacious lounge enjoying a window to the front elevation with partial sea views, allowing natural light to flow into the room. The lounge also benefits from its own private entrance via a glazed uPVC door, offering a convenient alternative access point. A central fireplace with an electric fire in situ provides a focal point, complemented by two radiators and coving to the ceiling. An opening leads through to the kitchen, while an attractive archway connects to the separate dining area.

DINING ROOM

10' 3" x 7' 2" (3.13m x 2.20m)

The dining room provides space for a dining table and chairs, making it ideal for everyday meals or entertaining. A window to the side elevation allows natural light into the space, with a radiator providing warmth.

KITCHEN

10' 4" x 5' 10" (3.16m x 1.78m)

Fitted with a range of wall, base and drawer units, complemented by work surfaces and tiled splashbacks



Kitchen



View From Front



Bedroom 1



Virtually Staged Bedroom 1

and tile-effect vinyl flooring. A window to the front elevation brings in natural light with a 1 1/2 bowl sink and drainer with a mixer tap over. The kitchen also houses a wall-mounted gas central heating boiler and offers space for an oven, washing machine and fridge/freezer.

BEDROOM 1

10' 3" x 10' 0" (3.14m x 3.05m)

A well-proportioned main bedroom featuring a window to the rear elevation and a radiator. Fitted wardrobes with mirrored sliding doors provide excellent hanging and storage space, complemented by a fitted dressing unit with useful drawer storage.

BEDROOM 2

9' 6" x 8' 0" (2.92m x 2.46m)

A single bedroom with a window to the rear elevation and a radiator. Fitted wardrobe storage with mirrored sliding doors is complemented by overhead storage and additional bedside storage, making practical use of the available space.

SHOWER ROOM

7' 5" x 6' 6" (2.28m x 1.99m)

A modern shower room finished with tile-effect laminate flooring and marble-effect wet wall panels surrounding the walk-in shower, which is fitted with a thermostatic shower. The suite is completed by a high-level WC, vanity wash hand basin with mirrored storage cabinet above, extractor fan and a heated towel ladder, creating a contemporary and practical space.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

We are awaiting confirmation as to whether the property also benefits from an additional allocated parking bay, in addition to the garage.



Bedroom 2



Virtually Staged Bedroom 2



Garage



Front view

GARAGE

17' 1" x 8' 4" (5.22m x 2.55m)
The property benefits from a garage situated within a block positioned to the rear of the apartment building, to the left-hand side of the property, with pedestrian access available via a pathway. The garage is fitted with an electric up-and-over door and benefits from connected power and lighting, providing a useful space for secure parking or additional storage.

TENURE

We understand that the property is leasehold.
275 years from January 2010
Maintenance charges £1200 PA

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE - AWAITED

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.

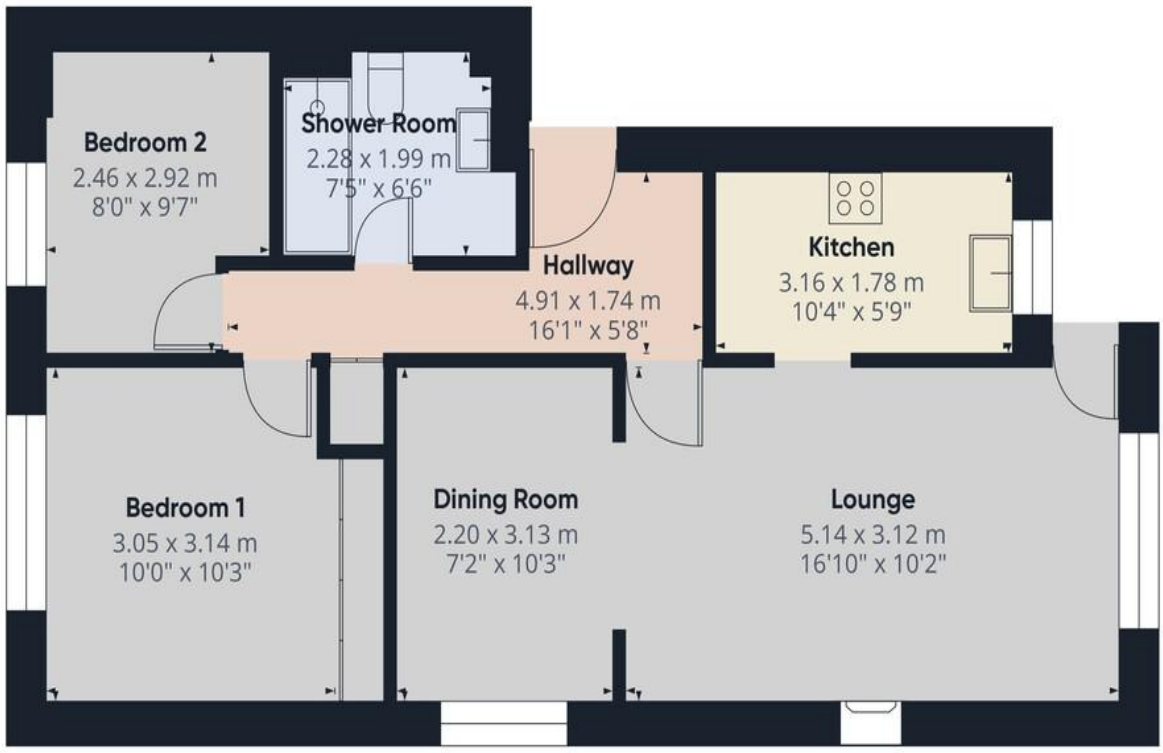
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ullyotts 01262 401401 - Option 1.

Regulated by RICS

The digitally calculated floor area is 70 sq m (756 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Floor 0 Building 1



Floor 0 Building 2

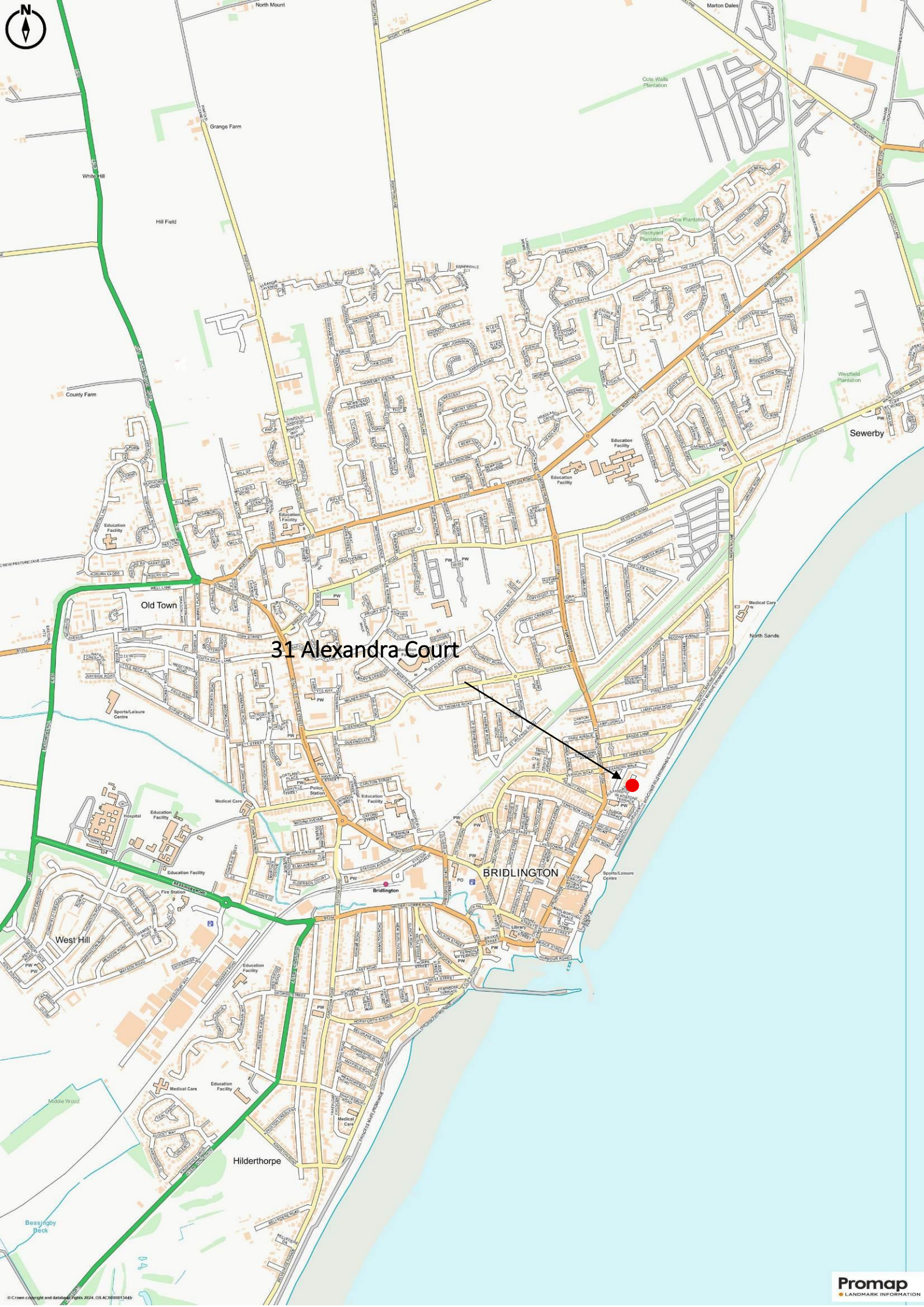
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Approximate total area(1)
70.2 m²
755 ft²

(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


31 Alexandra Court
BRIDLINGTON
Old Town
West Hill
Hilderthorpe
Sewerby
North Sands
Grange Farm
County Farm
Hill Field
White Hill
North Mount
Marton Dales
Cote Walls Plantation
Crow Plantation
Stackyard Plantation
Westfield Plantation
Middle Wood
Bessingby Beck
Bridlington
Promap
LANDMARK INFORMATION

Est. 1891

Ullyotts

Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk

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