



## Flat 2, 35 Sands Lane , YO15 2JG

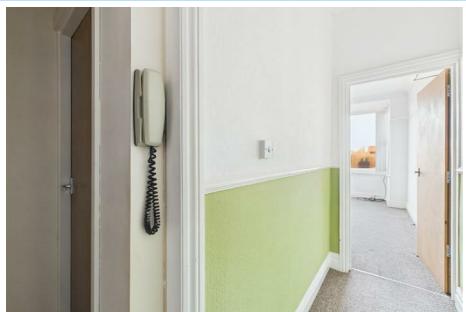
Offers Around £59,950



# Flat 2, 35 Sands Lane

, Bridlington, YO15 2JG

Offers Around £59,950



This first floor apartment offers stunning sea views over the bay towards Sewerby and is conveniently located for easy access to the beach and Bridlington town centre. The apartment is a studio apartment with separate kitchen and shower room and it's own private entrance. Situated on Sands Lane the property is perfect as a holiday home or as a starter home and also has the added benefit of private parking. A lovely building, steeped with character and charm, a great property at a very reasonable price!

- ONE BEDROOM STUDIO APARTMENT
- UPVC DOUBLE GLAZING
- A GREAT LOCATION CLOSE TO THE BEACH
- FIRST FLOOR
- SEA VIEWS
- NO CHAIN
- ALLOCATED PARKING SPACE

## Communal Entrance

With doors to the front aspect and stairs leading to the first floor. Intercom system.

## Entrance Hall

Door to the front and dado rail. Access to the loft space.

## Bedroom/Sitting Room

With a large UPVC window to the rear with views over the sea, TV point and telephone point.

## Kitchen

With wall and base units with roll top worksurfaces, space for electric cooker and fridge freezer. Sink and drainer unit, part tiled walls and UPVC window to the side aspect.

## Shower Room

With walk in shower cubicle with electric shower, low flush WC, pedestal hand wash basin, part tiled, electric wall heater and UPVC window to the side aspect.

## Exterior

With an allocated parking area to the rear of the property.

## Services

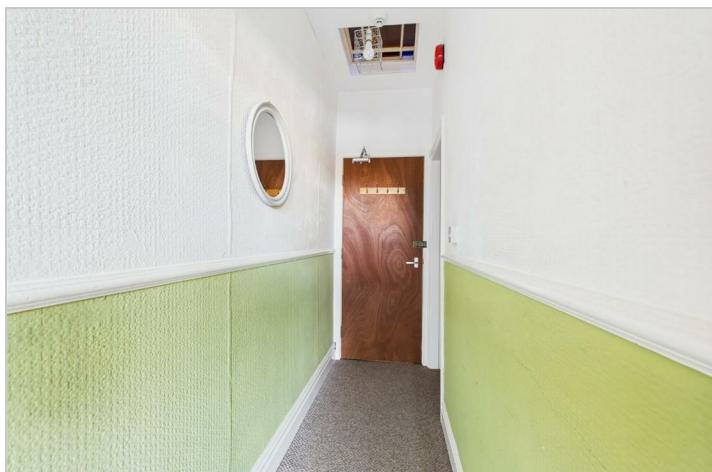
Mains connected to electric, water and drainage.

## Bridlington

Bridlington is a traditional seaside town in the East Riding of Yorkshire. An active fishing port, this town offers plenty of local amenities along with a beach front North Promenade which stretches for 2 miles. Serviced by a town centre train station with direct links to Scarborough, York and Sheffield. Good junior and secondary schools locally.

## Service Charge

The property maintenance charge is around £875 per year (TBC)



## Road Map



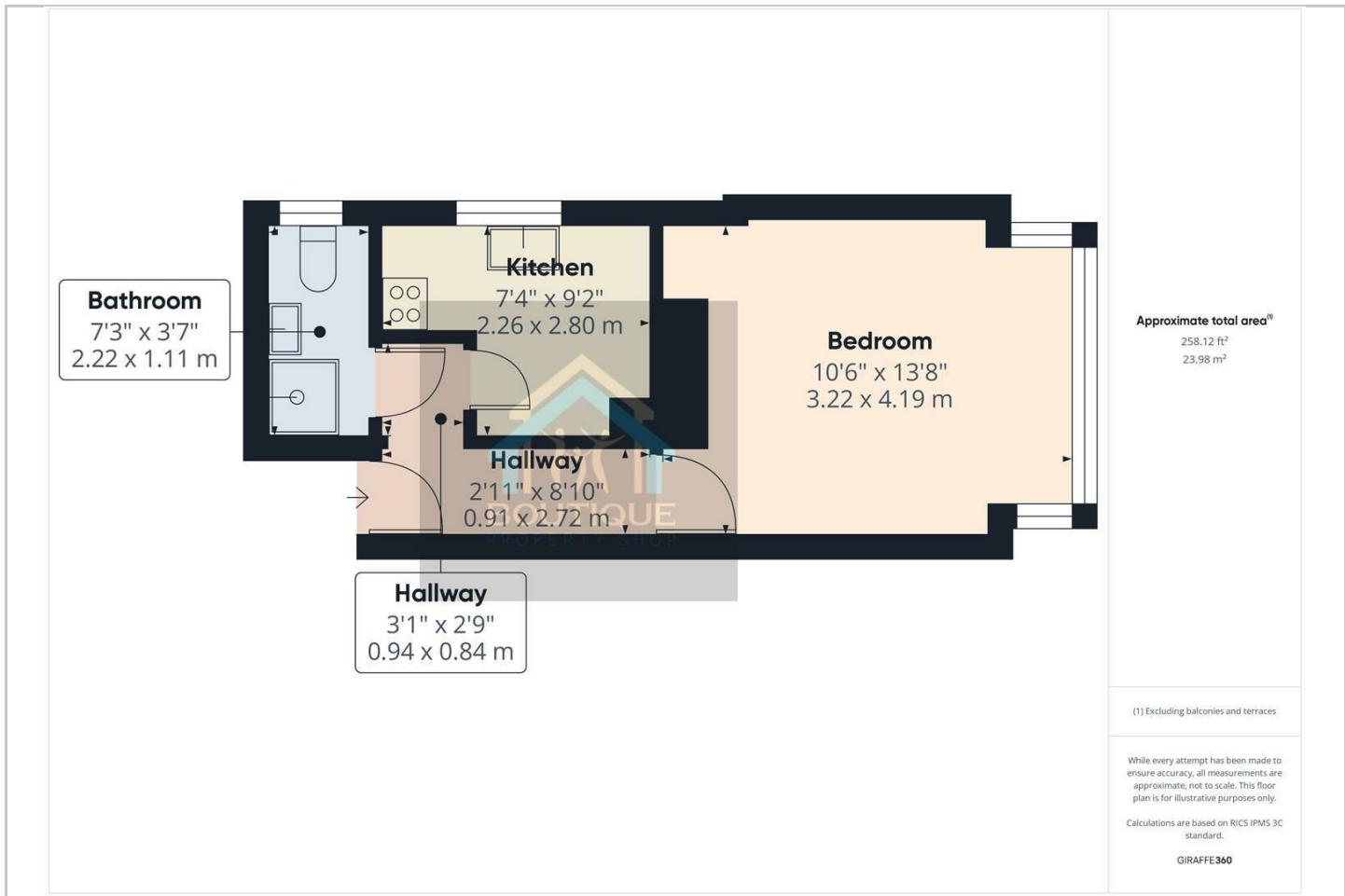
## Hybrid Map



## Terrain Map



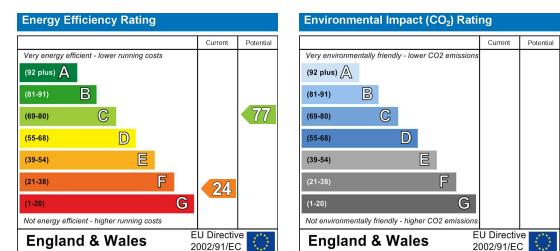
## Floor Plan



## Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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