



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



## Seabreezes, Lighthouse Road, Flamborough, YO15 1AJ

Reduced £99,950



# Seabreezes, Lighthouse Road

Flamborough, YO15 1AJ

**Reduced £99,950**



Welcome to Lighthouse Road in the picturesque village of Flamborough, this one-bedroom detached bungalow is a unique timber frame, that is perfect for those seeking a permanent residence or a weekend getaway.

Situated in a prime location with views of the nearby golf course, cliff tops, and the sea.

Lighthouse Road is just away from the main village and only a short walk from Flamborough Head. In the main village can be found a cafe's, public houses and restaurants. There are two lighthouses at Flamborough including the octagonal pillar which dates from 1674 and is believed to be the oldest surviving Lighthouse in England.

With no ongoing chain, the process of making this property your own is made even smoother. It's worth noting that this property is suited for cash buyers only, The property comprises: sun porch, kitchen/dining/living, one bedrooms and bathroom. Exterior: gardens and private parking.

## **Entrance:**

Upvc double glazed double doors into the sun room.

## **Sun room:**

17'3" x 4'9" (5.26m x 1.45m)

Upvc double glazed windows and double doors into the kitchen/dining/living.

## **Kitchen/dining/living:**

14'6" x 8'5" (4.43m x 2.58m)

Fitted with a range of base and wall units, stainless steel sink unit, electric oven and hob. Part wall tiled, integrated fridge and upvc double glazed window.

## **Bedroom:**

14'7" x 8'5" (4.46m x 2.59m)

A double aspect room, wash hand basin with vanity unit, two single glazed windows and upvc double glazed window.

## **Bathroom:**

6'5" x 4'9" (1.98m x 1.46m)

Comprises shower cubicle with electric shower, wc and wash hand basin. Part wall tiled, extractor, upvc double glazed window and electric chrome ladder radiator.

## **Conservatory:**

17'2" x 7'6" (5.24m x 2.29m )

A rear facing room with stunning coastal and sea views, electric fire a wood surround and door onto the rear.

## **Exterior:**

Open plan gardens with lawn and private parking.

## **Notes:**

Council tax band: A

No holiday letting

Ground rent: £1000 per year

There is no current lease. The land owner will negotiate on a new lease.

## **Purchase procedure**

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

## General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



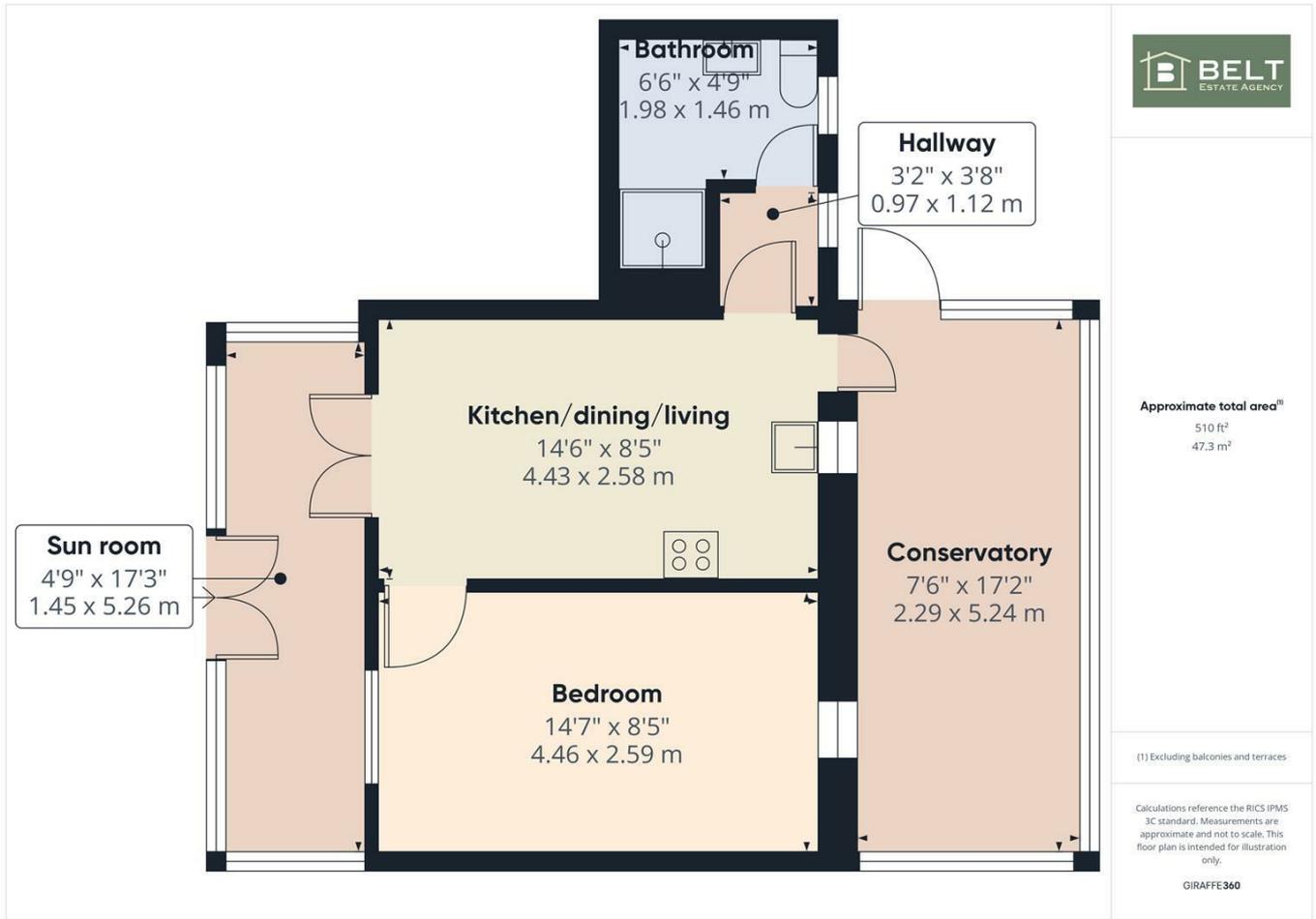
Road Map

Hybrid Map

Terrain Map



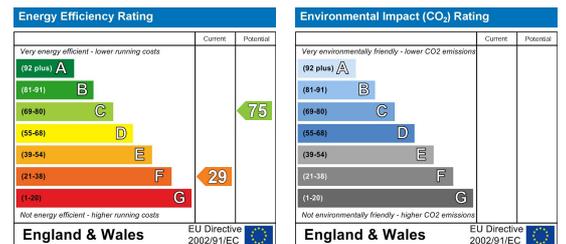
### Floor Plan



### Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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