



**HUNTERS**<sup>®</sup>

**Britannia Drive, The Bay, Filey**

YO14 9GX

**Offers Over £400,000**

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**HUNTERS**<sup>®</sup>  
**EXCLUSIVE**

# Britannia Drive, The Bay, Filey

## DESCRIPTION

Hunters are delighted to present this stunning four-bedroom luxury holiday home, perfectly positioned on The Bay Holiday Village on the outskirts of Filey and boasting breathtaking panoramic sea views. Currently operated as a successful holiday let, the property makes full use of the village's extensive on-site facilities, offering guests a true five-star coastal experience just moments from Filey's renowned sandy beach.

The accommodation opens into a spacious and welcoming hallway with ample built-in storage, leading to a ground floor double bedroom with a Jack and Jill en-suite shower room. The heart of the home is the impressive open-plan lounge, dining area and kitchen — a superb space designed for both relaxing and entertaining. Bi-fold doors open onto the rear patio, complete with a brick-built barbecue, creating a seamless indoor-outdoor flow. The lounge features a characterful brick-faced hearth with a wood-burning stove, while the dining area comfortably accommodates up to ten guests. The contemporary kitchen is well-equipped with integrated appliances and includes a bottle cooler for added convenience.

To the first floor, the principal bedroom enjoys bi-fold doors opening onto a private balcony with wonderful sea views, along with a stylish en-suite shower room featuring a walk-in shower. The family bathroom is fitted with a bath and shower over, complemented by a Velux window providing natural light, while a separate cupboard houses the boiler and hot water tank. Two further bedrooms complete the accommodation, both benefitting from dual-aspect windows and fitted wardrobes.

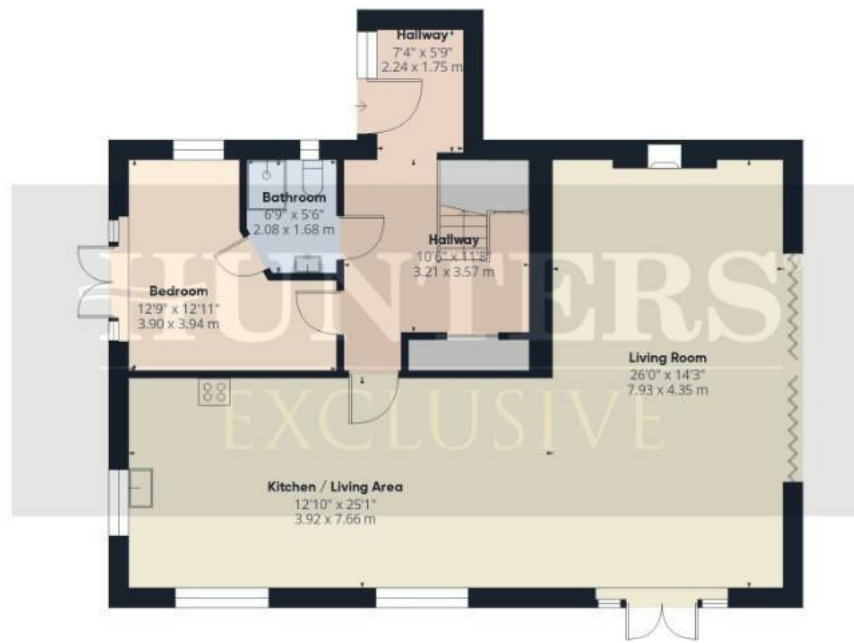
This exceptional property combines space, style and coastal luxury, making it an ideal investment opportunity, holiday retreat or second home by the sea. We believe the property to be leasehold with 980 years remaining, and an annual service charge of approximately £5,731.60 (including ground rent). Call us now to arrange your viewing!



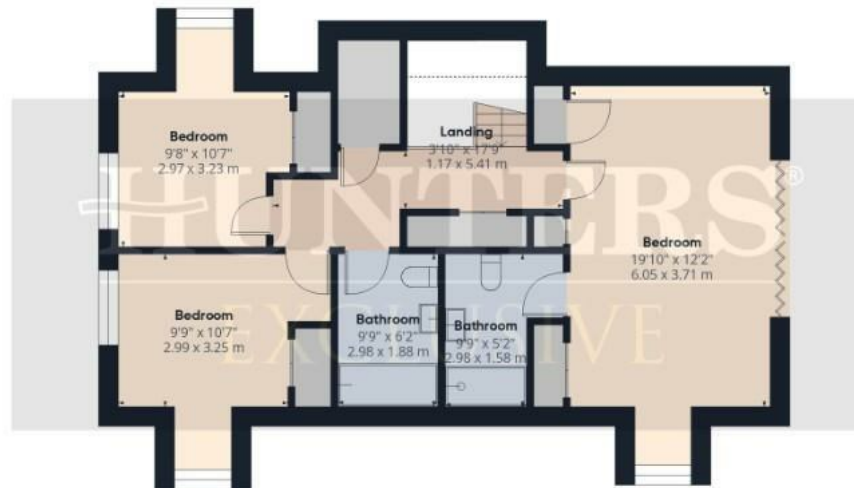




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Ground Floor



Floor 1



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

1844 ft<sup>2</sup>

171.4 m<sup>2</sup>

(1) Excluding balconies and terraces

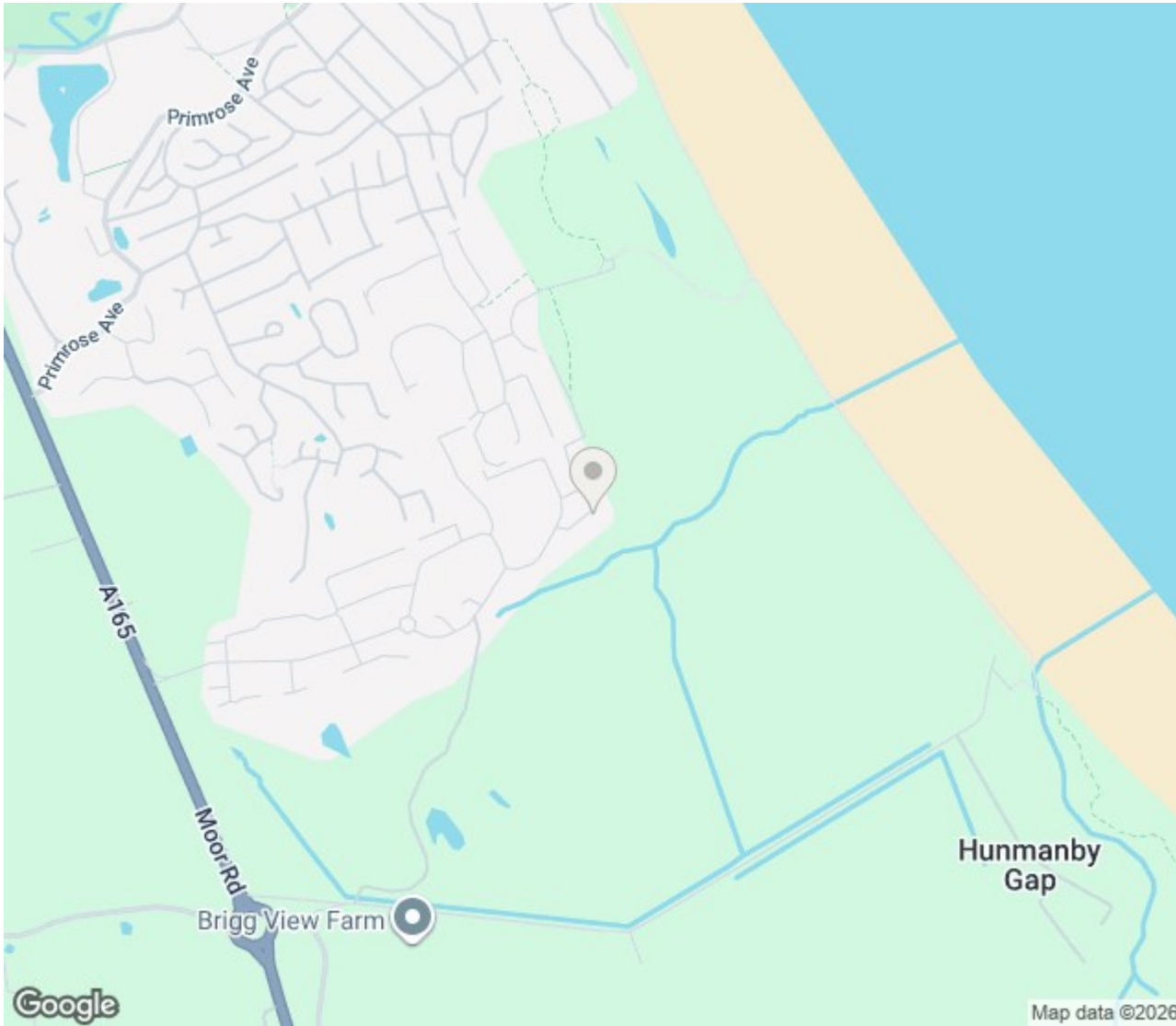
Reduced headroom

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.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### 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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