



72 Mariners Court
West Street
YO15 3DZ

OFFERS OVER

£170,000

2 Bedroom Penthouse



Front Elevation



2



1



1



Garage



Electric Heating

72 Mariners Court, West Street, YO15 3DZ

An exceptional two-bedroom penthouse apartment with lift facilities is ideally located just a stone's throw from Bridlington Harbour. This stylish home features a spacious lounge diner opening onto a private balcony with stunning sea views, a well-appointed kitchen, two comfortable bedrooms and a modern shower room. Further benefits include a garage within a secure gated setting, and the property is offered with no onward chain.

Situated on West Street, the property is close to the harbour and town centre, offering the convenience of local amenities and a vibrant coastal lifestyle. The area provides access to restaurants such as Salt On The Harbour, cafés, and public houses, as well as attractions including the harbour, The Spa, Cinema, Bowling, and leisure facilities. Excellent transport links via the railway and bus stations make this a

highly desirable location in the heart of Bridlington.

Bridlington is a charming coastal town known for its sandy beaches, historic harbour and vibrant seaside atmosphere. The town's old town area features quaint streets, independent shops and historic buildings, while the promenade offers traditional seaside attractions like amusement arcades, ice cream parlours and fish and chip shops. Bridlington is also home to the stunning Sewerby Hall and Gardens, as well as the dramatic cliffs of Flamborough Head, making it a popular destination for visitors seeking both relaxation and adventure.



Entrance Hall



Lounge



Lounge



Dining Area

Accommodation

COMMUNAL ENTRANCE

Access to the apartment is to the rear of the property through the secure garage compound with a telecom entry system leading into the main communal hall, which features post boxes and an electric radiator, a lift or a staircase offers access to the second floor. A further private hall provides direct access to apartments 72 and 75.

ENTRANCE HALL

6' 7" x 6' 4" (2.02m x 1.94m)

A private entrance hall with telecom entry phone system and an electric radiator, providing access to all rooms. A pull-down ladder leads to a boarded loft offering useful additional storage, while a built-in cupboard houses the hot water tank.

LOUNGE

19' 3" x 13' 0" (5.89m x 3.98m)

A light and airy lounge with dining area, featuring decorative coving, two radiators, and sliding doors opening onto the balcony.

KITCHEN

7' 9" x 7' 4" (2.37m x 2.24m)

A well-equipped kitchen featuring a range of wall, base, and drawer units with worktops and tiled splashbacks, a stainless steel sink, integrated fridge freezer, oven, hob, and extractor, plus space for a separate freezer and washing machine. Plumbing for a dishwasher behind the fridge.

BEDROOM 1

12' 2" x 9' 4" (3.71m x 2.85m)

Bedroom one is a good sized double bedroom with an electric radiator and window to the front elevation.



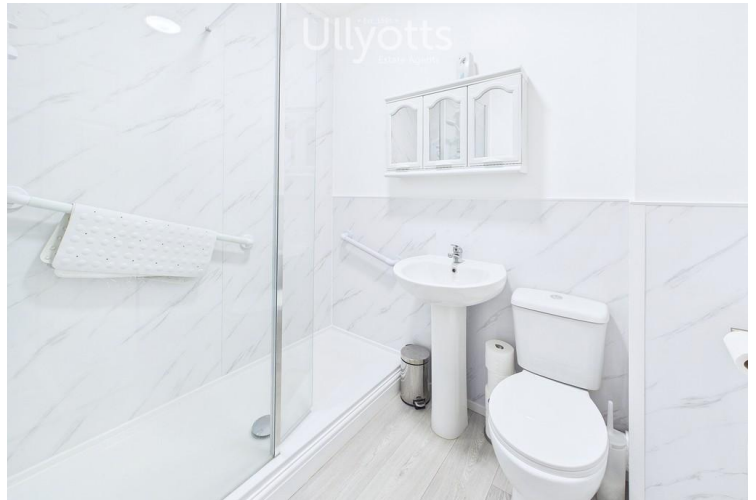
Kitchen



Bedroom 1



Bedroom 2



Shower Room

BEDROOM 2

10' 9" x 8' 3" (3.28m x 2.54m)

The second bedroom is also a double room with an electric radiator and window to the front elevation.

SHOWER ROOM

6' 7" x 5' 6" (2.03m x 1.68m)

A modern shower room with wood-effect vinyl flooring and part wet wall surround, comprising an electric radiator, shower enclosure with a glass screen and an electric shower over with a wash hand basin, WC, wall-mounted mirrored storage cupboard, and extractor fan.

BALCONY

The balcony provides a perfect outdoor space, ideal for a bistro table and dining, with partial sea views down West Street toward the harbour.

HEATING

Electric heating throughout

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE

The garage is accessed via electric gates leading into a secure compound and features an up-and-over door, providing ideal space for storage or parking a vehicle.

TENURE

The property is leasehold.

999 years on lease from 1998

Each owner owns one share of Mariners Court Management Company which own the freehold of the building.

This share is transferred on purchase.



View From Balcony



Garage



Bridlington South Side



Bridlington Spa

SERVICES

Electric and water are available

COUNCIL TAX BAND - C

ENERGY PERFORMANCE CERTIFICATE – RATED C

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.

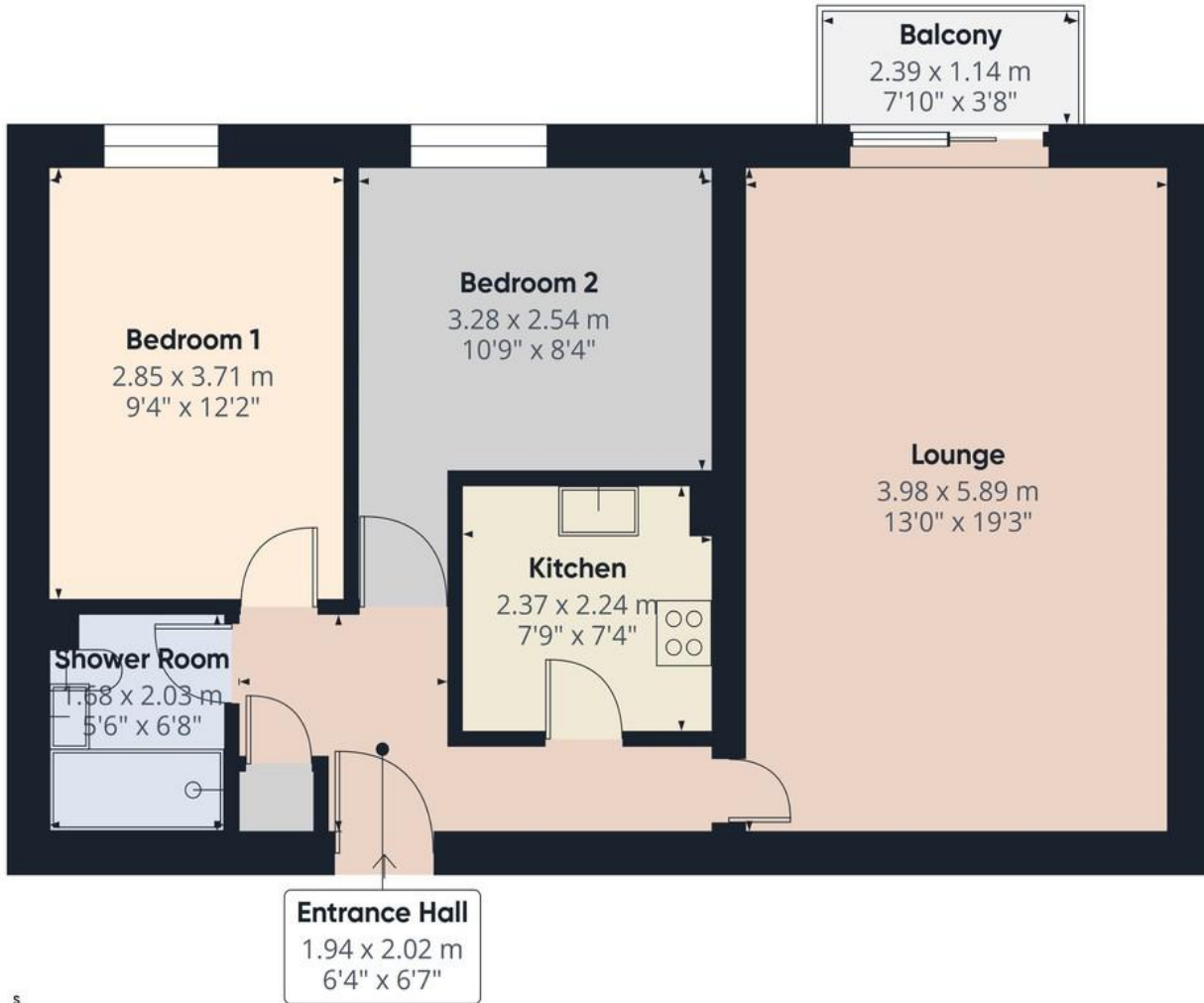
Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is (58.1 m² 625 ft²). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾

58.1 m²
625 ft²

Balconies and terraces

2.7 m²
29 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.



72 Mariners Court

BRIDLINGTON

Old Town

West Hill

Hilderthorpe

Sewerby

North Sands

▪ 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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