



Flat 7, 109 Promenade
Bridlington

YO15 2QJ

GUIDE PRICE

£144,000

2 Bedroom Third Floor Apartment



View



2



1



1



Allocated
Parking



Electric Heating

Flat 7, 109 Promenade, Bridlington, YO15 2QJ

This beautifully presented top-floor apartment, complete with lift access offers a bright open-plan lounge, dining, and kitchen area creates a modern living area and flows seamlessly onto a private balcony, where you can enjoy stunning sea views stretching down York Road. The property features two well-proportioned bedrooms and a spacious, modern bathroom finished to a high standard. Further benefits include an allocated parking space and the significant advantage of being offered with no onward chain.

The Promenade area is a bustling hub offering convenience in the town centre amenities and a vibrant coastal lifestyle. The area offers a wide range of amenities, including the picturesque harbour, home to eateries including Salt on the Harbour with its fabulous views. Residents can enjoy attractions including The Spa, Leisure Centre which is situated

opposite the property, cinema, bowling, arcades, souvenir shops and fairground. Numerous restaurants, cafés and public houses cater for all tastes, while excellent transport links are provided by the railway and bus stations. This location truly offers something for everyone in the heart of Bridlington.

Bridlington is a charming seaside town on the Yorkshire coast, known for its long sandy beaches, and traditional promenade. It blends classic coastal appeal with modern conveniences, The historic harbour remains a focal point of the town, while attractions such as The Spa Bridlington provide entertainment throughout the year. With good transport links and a relaxed yet lively feel, Bridlington is a popular destination for both residents and visitors alike.



Lift



Communal Entrance



Entrance Hall



Kitchen Area

Accommodation

COMMUNAL ENTRANCE HALL

A secure communal entrance to the rear of the property is accessed via an intercom system, leading to both lift access and a staircase serving all floors.

PRIVATE ENTRANCE HALL

17' 3" x 4' 4" (5.26m x 1.32m)

Featuring a telecom entry phone system, electric storage heater and inset spotlighting, the hallway also benefits from a useful storage cupboard housing the hot water cylinder. There are doors leading to all rooms, along with space for coat hanging and shoe storage, providing a practical and welcoming entrance.

LOUNGE / KITCHEN / DINING AREA

18' 4" x 17' 2" (5.59m x 5.23m)

A bright open-plan living area where the kitchen, dining and lounge area flow seamlessly together. The kitchen features a stylish range of wall and base units with a wood-effect worktop and tiled flooring, complete with a built-in fridge, oven, hob, extractor, and a stainless-steel 1½ bowl sink with mixer tap, all illuminated by ceiling spotlighting. The carpeted dining and living space provides plenty of room for a dining table and a comfortable seating area, with a step up to a floor-to-ceiling window and UPVC door leading out onto the balcony.

BEDROOM 1

11' 9" x 10' 1" (3.58m x 3.07m)

Bedroom one offers a window to the rear elevation and electric storage heater.



Lounge Area



View From Balcony



Lounge Kitchen Dining Area



Bedroom 1

BEDROOM 2

12' 2" x 9' 1" (3.71m x 2.77m)

The second bedroom also offers window to the rear elevation and electric storage heater.

BATHROOM

10' 1" x 8' 6" (3.07m x 2.59m)

The spacious bathroom is beautifully equipped with a panelled bath featuring a thermostatic shower over, a separate shower cubicle with glass screen and thermostatic shower, a wash hand basin and a WC. Finished with wood effect vinyl flooring and tiled walls, it also includes a large fitted mirror, a heated towel ladder, and inset spotlighting, combining style and practicality.

HEATING

Electric heating throughout

DOUBLE GLAZING

UPVC double glazing throughout.

PARKING

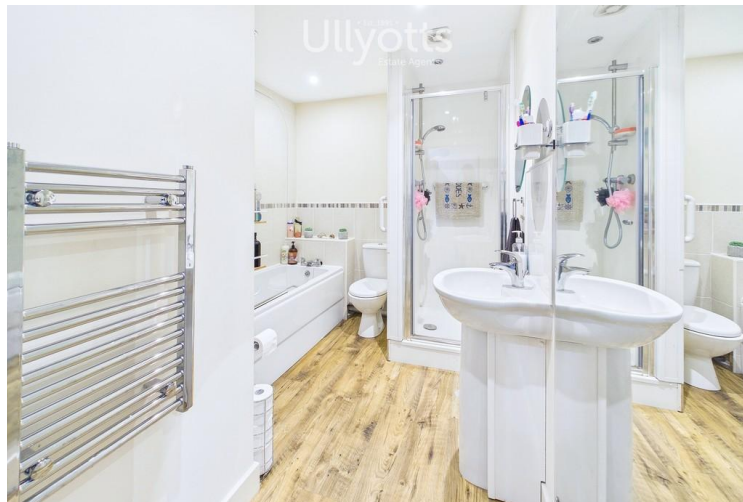
All allocated parking space is available to the rear.

TENURE

This property is leasehold with a 125 year lease from the 1st January 2008. Trinity Estates manage the block; the current management and maintenance fees are £196.12 per month. The ground rent on the property is a one-off payment of £300 per year.



Bedroom 2



Bathroom



Parking Area



Bridlington Harbour

SERVICES

Electric and water available

ENERGY PERFORMANCE CERTIFICATE - RATED C

COUNCIL TAX BAND - B

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 Ulllyotts 01262 401401
- Option 1.

Regulated by RICS

The digitally calculated floor area is 62 sq m (667 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾

59.2 m²
637 ft²

Balconies and terraces

2.1 m²
23 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





Flat 7, 109 Promenade

BRIDLINGTON

Hilderthorpe

Old Town

West Hill

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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