



**Southsea Road, Bridlington**  
YO15 1AE

**Asking Price £400,000**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



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# Manor Farm Cottage, Southsea Road, Bridlington

## DESCRIPTION

Nestled in the sought-after village of Flamborough, this beautifully presented link-detached property offers spacious and versatile living, ideal for families or those looking to enjoy a peaceful coastal lifestyle.

Upon arrival, the home boasts off-road parking and an attached garage, providing both convenience and practicality.

Inside, you'll find a bright and airy living room, perfect for relaxing or entertaining. This inviting space flows seamlessly into the sunroom, which overlooks the well-maintained rear garden—creating a perfect spot to unwind while enjoying views of the outdoors.

The stylish kitchen/diner is the real heart of the home. The kitchen is complete with a modern integrated hob, double oven, and a central island ideal for preparing meals. There's also ample space for a dining table, making it perfect for family meals or hosting guests.

Upstairs, you'll find three generously sized bedrooms. The master bedroom benefits from its own en suite with a walk-in shower, while the additional bedrooms share a well-appointed four-piece family bathroom featuring both a separate bath and shower.

Outside, the private rear garden offers a wonderful mix of patio and lawn areas—ideal for alfresco dining, gardening, or simply soaking up the sunshine.

This lovely home combines comfort, style, and location—just a short walk from the scenic coastline and village amenities. Early viewing is highly recommended to appreciate all this property has to offer.

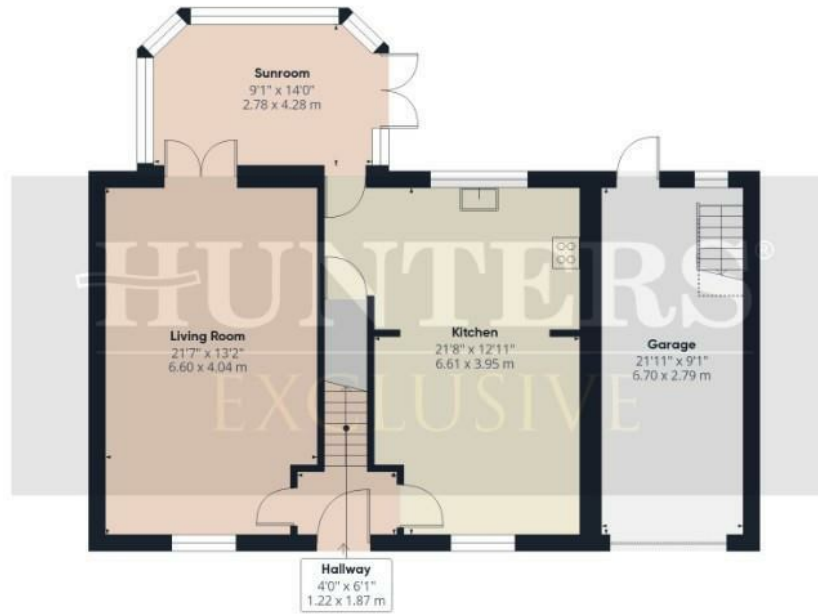


ROOMS

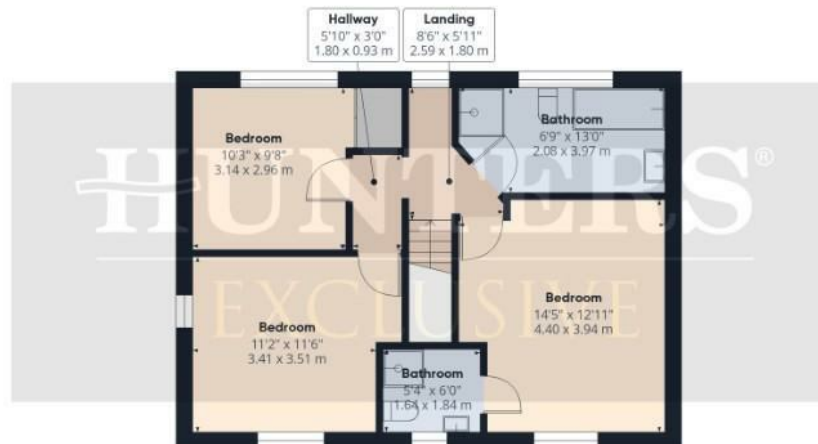








Ground Floor



Floor 1

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

1564 ft<sup>2</sup>

145.3 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>

1.3 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.

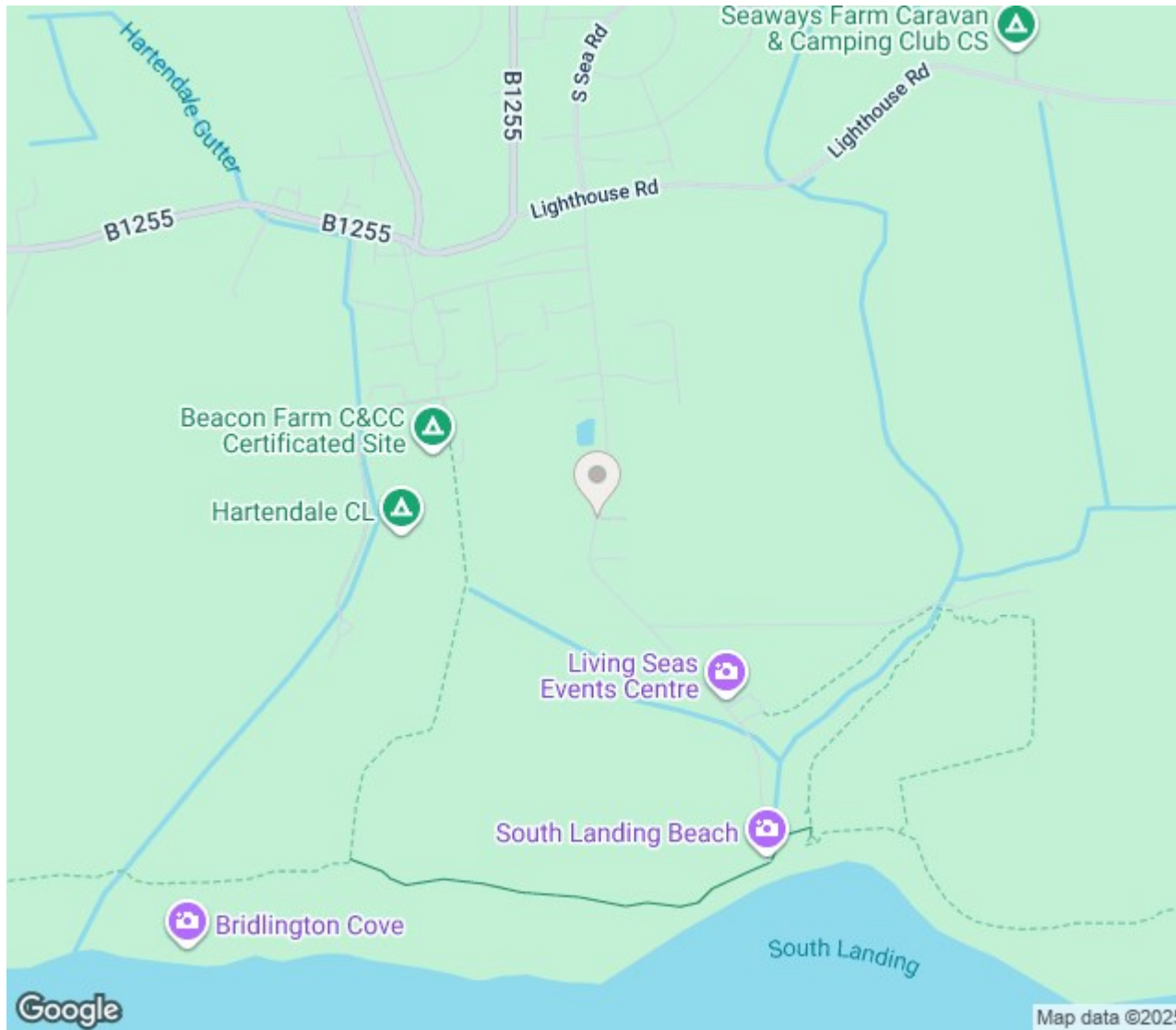
GIRAFFE 360




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## 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>84</b>
(69-80) <b>C</b>	<b>73</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 2002/91/EC 	

### 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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