



## Southsea Road, Flamborough, Bridlington, YO15 1AE

- Semi Detached Home
- In Need Of Some Modernisation
- Three Double Bedrooms
- Sought After Village Location
- Two Reception Rooms
- Garage, Large Garden and Parking

**Asking Price £240,000**



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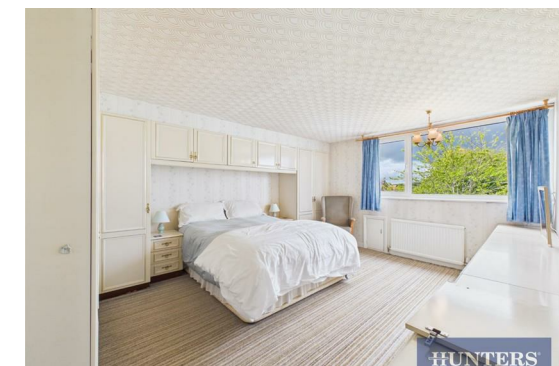
## DESCRIPTION

Situated on an enviable-sized plot in the sought-after village of Flamborough, this three-bedroom semi-detached home offers fantastic potential for buyers looking to create a wonderful family residence. Requiring a degree of modernisation throughout, the property provides spacious and versatile accommodation with excellent scope to personalise and enhance.

The accommodation briefly comprises an entrance hall, generous lounge, separate dining room, kitchen and conservatory overlooking the rear garden. To the first floor are three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a garage, ample off-street parking, and substantial gardens to both the front and rear, offering plenty of outdoor space for families, entertaining or future landscaping opportunities.

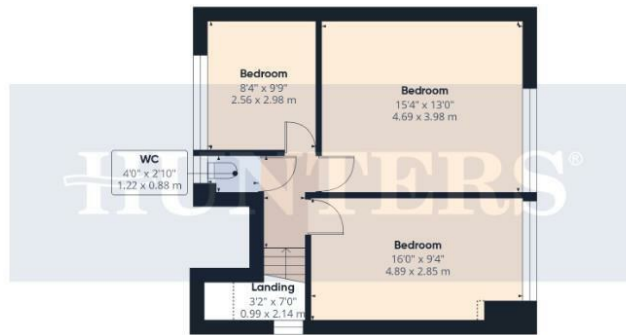
Located within the popular coastal village of Flamborough, close to local amenities, schools and scenic coastal walks, this property presents an exciting opportunity for those seeking a home with space, potential and a desirable village setting.







Ground Floor



Floor 1



### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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

1593 ft<sup>2</sup>  
148 m<sup>2</sup>

#### Reduced headroom

1 ft<sup>2</sup>  
0.1 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.

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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</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 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**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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