



## First Avenue, Bridlington, YO15 2JP

- Ground Floor Apartment
- Large Lounge/Diner
- Rear Garden
- Highly Desirable Location
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- Off-Road Parking & Garage
- Close To Bridlington's North Beach

**Offers In Excess Of £180,000**



# 32 First Avenue, Bridlington, YO15 2JP

## DESCRIPTION

Situated on the highly sought-after First Avenue, this generously proportioned ground floor apartment enjoys an enviable coastal location just a short stroll from the North Beach, whilst also benefiting from easy access to the town centre and its excellent range of shops, cafés, restaurants and local amenities. The home offers private outdoor space, off-street parking and a garage, this fantastic property is perfectly suited to first-time buyers, couples, downsizers or those seeking a seaside holiday home.

Upon entering the property, a welcoming entrance hall provides access to all accommodation. To the front of the property is the bright and spacious lounge, enhanced by a beautiful bay window that floods the room with natural light and a feature fireplace that creates a focal point.

The well-appointed kitchen is fitted with a modern shaker-style range of units and benefits from integrated appliances, together with space for additional essential appliances. From the kitchen, access is provided to the sunroom, offering a pleasant area to enjoy views over the garden.

There are two generous double bedrooms, both bright and airy and featuring fitted storage, providing excellent practicality and comfort. Completing the accommodation is a contemporary shower room comprising a walk-in shower, WC and wash hand basin, complemented by stylish half-tiled walls. The property further benefits from an abundance of storage throughout, ensuring it is well-equipped for modern living.

Externally, the apartment boasts a substantial rear garden designed for ease of maintenance, with attractive gravelled and decked seating areas providing the perfect setting for outdoor dining or entertaining. A driveway and single garage offer valuable off-street parking and additional storage.

Combining spacious accommodation, excellent outdoor space and a prime seaside location, this wonderful apartment presents a fantastic opportunity for a wide range of purchasers. Schedule a viewing today!





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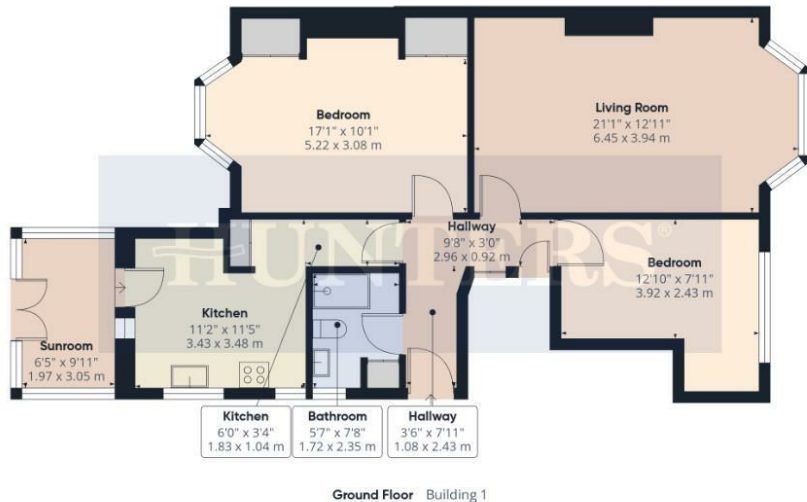
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Approximate total area<sup>(1)</sup>  
1066 ft<sup>2</sup>  
99 m<sup>2</sup>

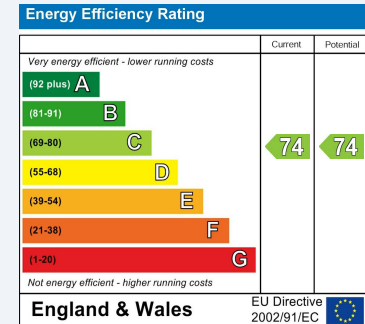
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## 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.



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.

### 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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