



## The Promenade Guest House

121 The Promenade, Bridlington, YO15 2QN



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Asking Price £400,000

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EXCLUSIVE

# Promenade, Bridlington

## DESCRIPTION

An exceptional opportunity to acquire a substantial seven-bedroom guest house with spacious three bedroom owner's accommodation, ideally positioned to enjoy attractive sea views to the front and the rare benefit of off-road parking.

This well-established property offers generous and versatile accommodation arranged to suit both lifestyle and business needs. The guest house provides seven well-proportioned letting bedrooms, offering comfortable and inviting spaces for visitors, many of which enjoy pleasant natural light and a welcoming atmosphere that encourages repeat trade. The layout has been thoughtfully configured to ensure smooth day-to-day operation while maintaining privacy between guest and owner areas.

The self-contained owner's accommodation is a standout feature, comprising three bedrooms, office space, along with its own two reception rooms to provide a comfortable retreat separate from the guest areas, — ideal for owner-operators seeking a healthy work-life balance.

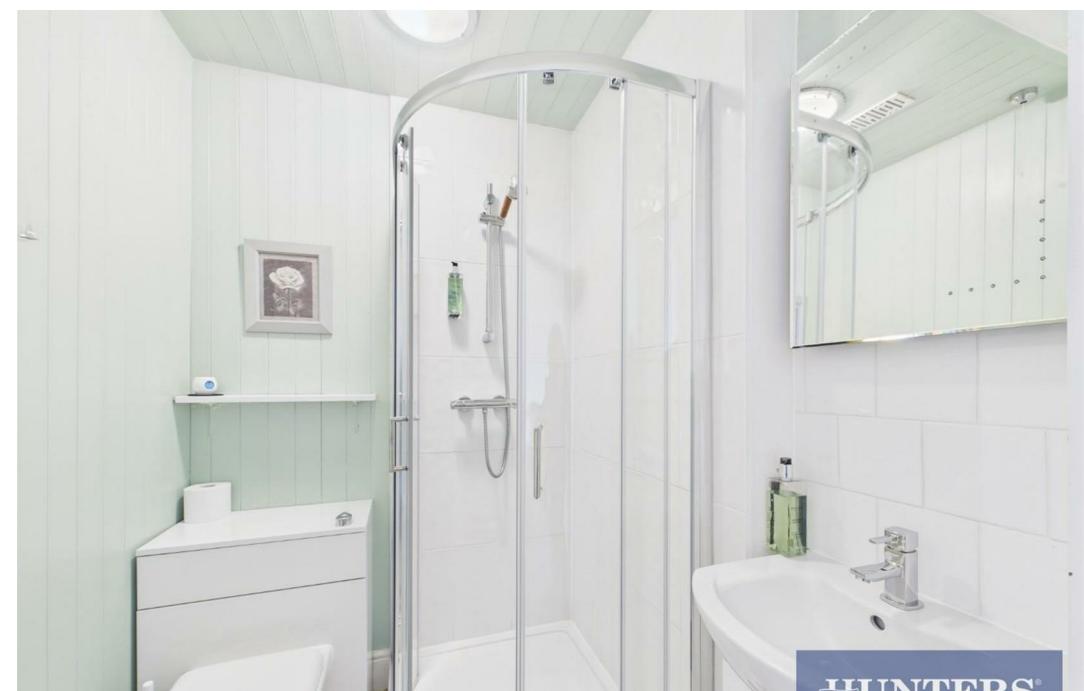
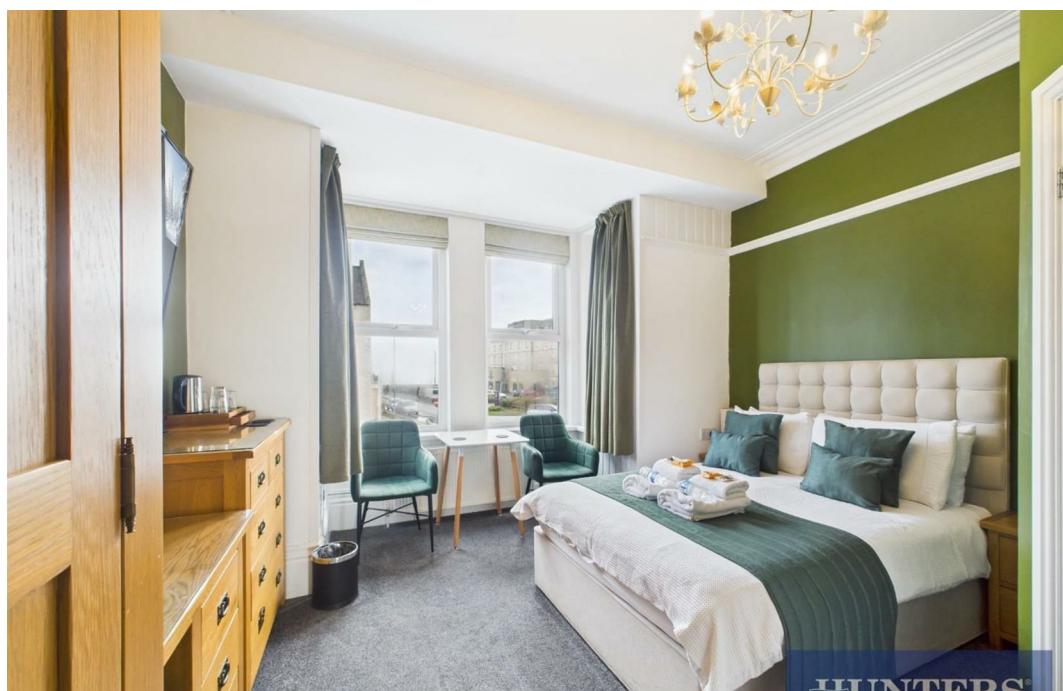
To the front, the property benefits from appealing sea views, adding to its guest appeal and enhancing its marketing potential as a coastal destination. The inclusion of off-road parking further elevates the property's desirability, offering convenience for both owners and guests — a valuable asset in a seaside location.

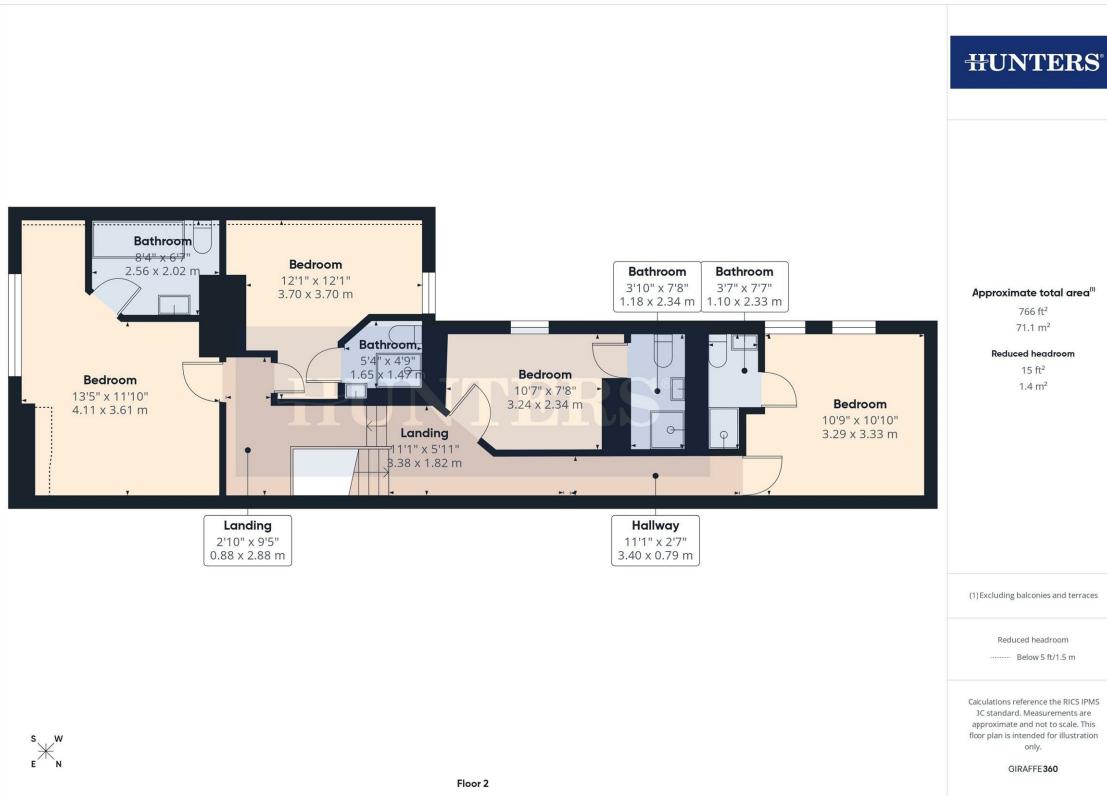
The property also features a private yard to the rear with a summer house, ideal for enjoying warmer evenings. Or for gym enthusiasts it would work as the perfect space to work out.

This is a superb turnkey lifestyle business opportunity, equally suited to experienced hospitality operators or those seeking a change of pace in a sought-after coastal setting. The property combines income potential, generous living accommodation, and an enviable position close to the seafront and local amenities.

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Kotini and they charge a fee for this service.







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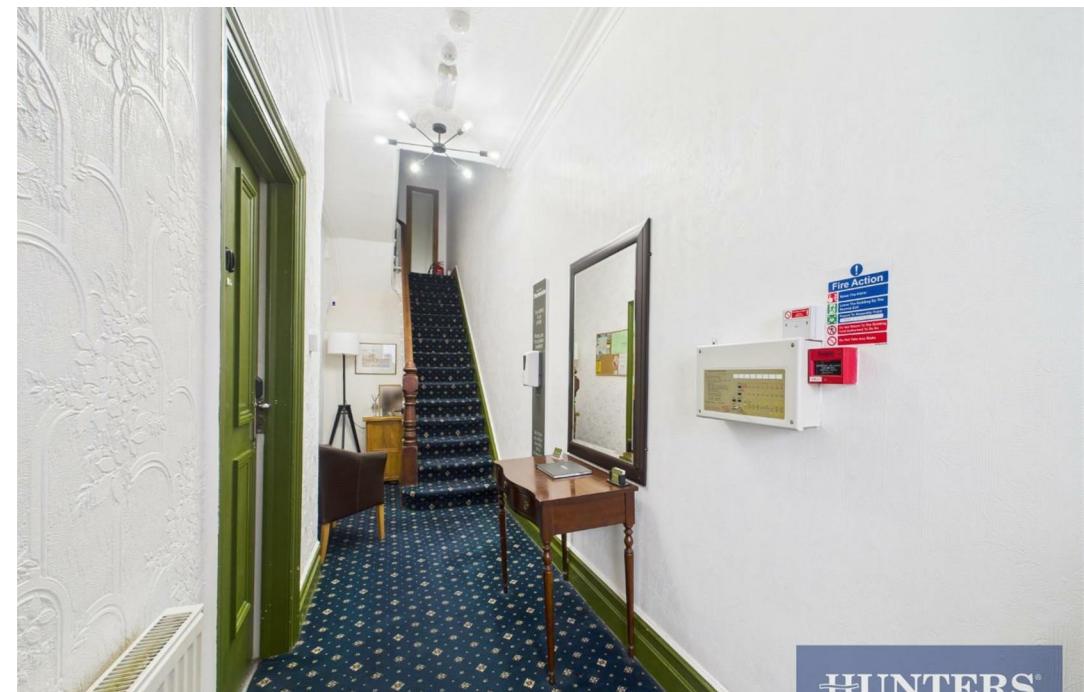
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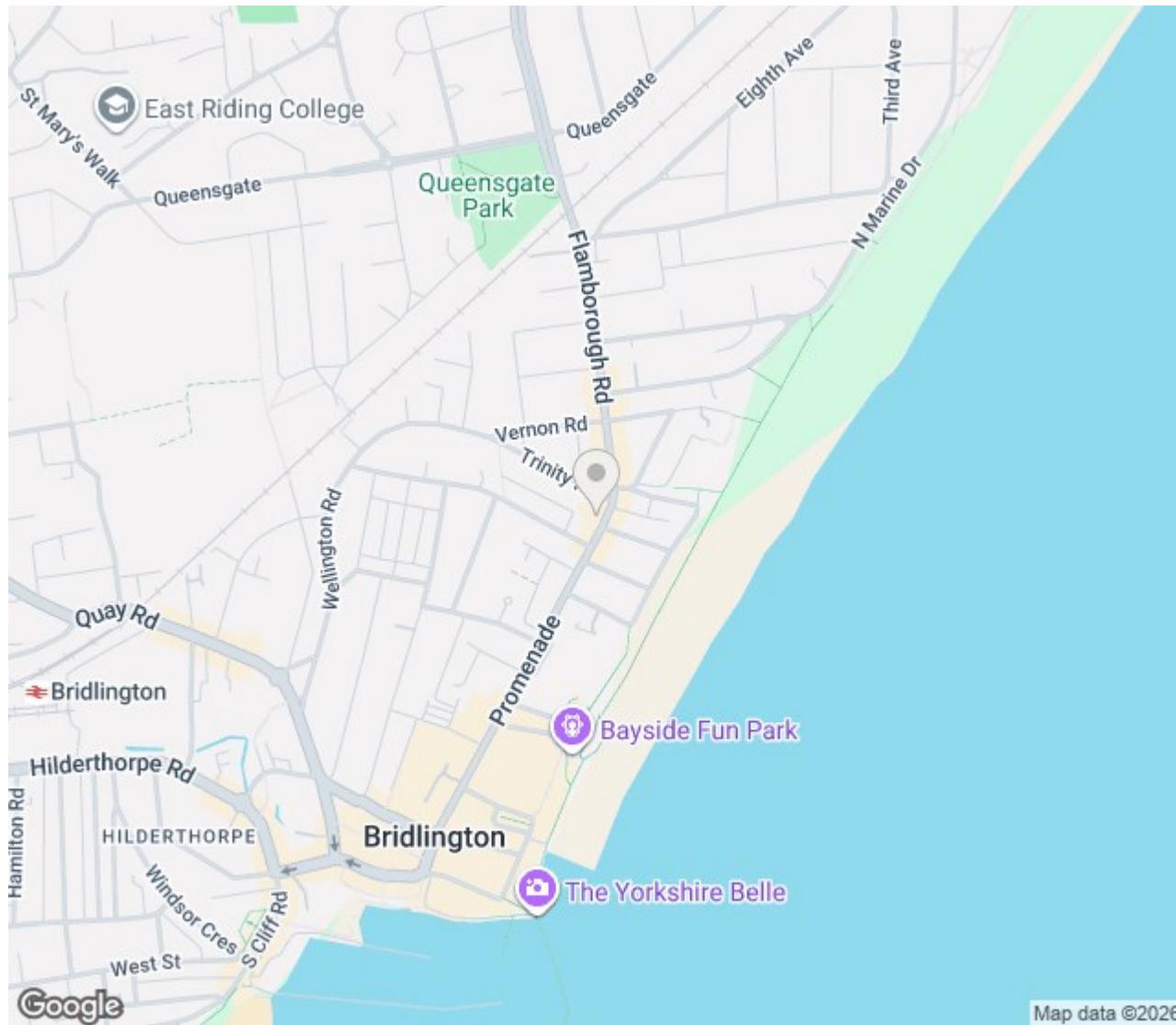


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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | [bridlington@hunters.com](mailto:bridlington@hunters.com)

