



## Promenade, , Bridlington, YO15 2QN

- Substantial Seven Bedroom Guest House With Three Bedroom Owner's Accommodation
- Beautifully Presented Throughout
- Rear Yard
- A Stone's Throw From Bridlington's North Beach
- Exciting Business Opportunity
- Sea Views
- Off-Road Parking
- Located In The Heart Of Bridlington

**Asking Price £400,000**

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# Promenade, , Bridlington, YO15 2QN

## 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.

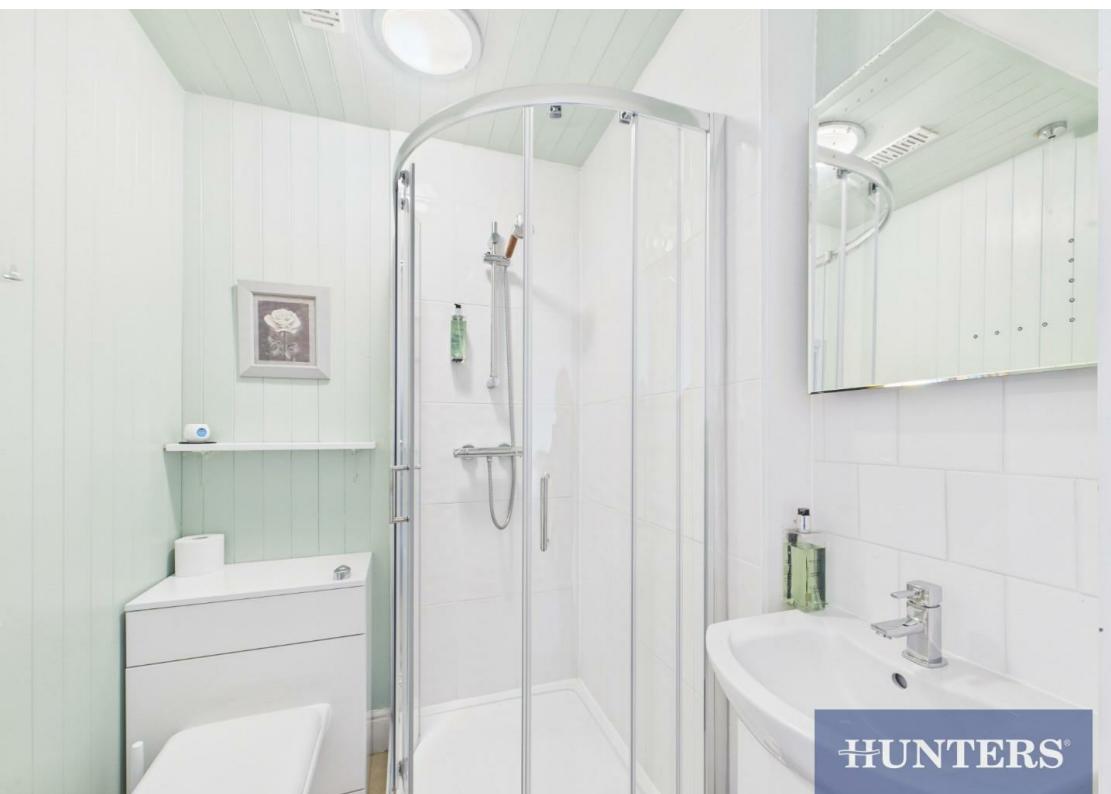




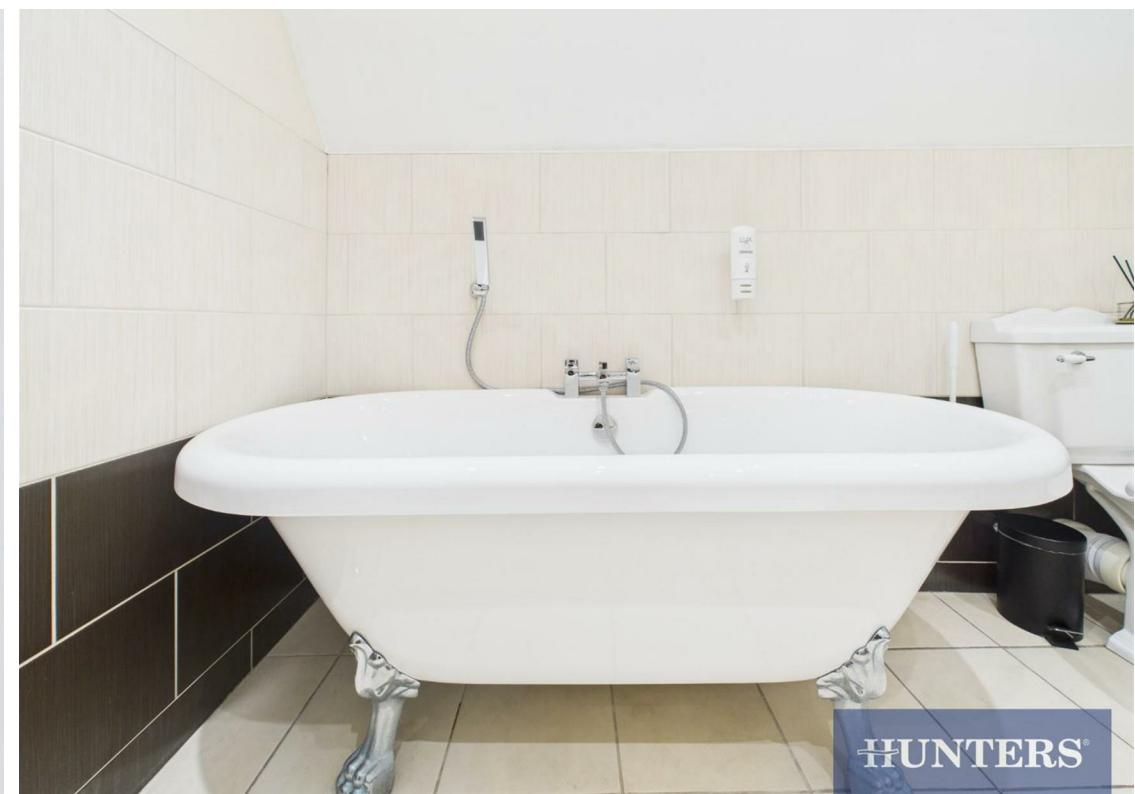
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## ENERGY PERFORMANCE CERTIFICATE

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) 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	

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.

### 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.

**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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