



**Britannia Drive, The Bay, Filey**  
YO14 9GX

**Guide Price £425,000**



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# Britannia Drive, The Bay, Filey

## DESCRIPTION

Nestled within the award-winning holiday resort of The Bay near Filey, this spacious four-bedroom detached home offers the perfect seaside retreat. Whether you're looking for a luxurious holiday home or a successful holiday let, this property boasts an idyllic coastal setting with direct beach access and an array of fantastic on-site amenities, including a pub, eateries, swimming pool with steam room and sauna, gym, and tennis courts.

The property benefits from off-road parking at the front, while the rear garden features a patio area with a brick-built BBQ, perfect for outdoor dining and entertaining.

Step inside to a generous entrance hall, leading to a ground-floor double bedroom with an ensuite. The heart of the home is a stunning open-plan kitchen, dining, and living area, complete with a log burner set in an exposed brick chimney breast and bi-fold doors opening onto the rear patio, creating a seamless indoor-outdoor flow. The well-appointed kitchen includes a breakfast bar, integrated appliances, and ample storage.

Upstairs, the spacious landing leads to two well-sized bedrooms sharing a stylish family bathroom, alongside the impressive principal suite. This luxurious master bedroom features its own ensuite and bi-fold doors opening onto a private balcony, where you can soak in breathtaking sea and countryside views.

The property is leasehold with 987 years remaining. There is an annual service charge of approximately £7,624.32 (including ground rent, service charge and amenity fee). We understand that pets and holiday lets are permitted but AST is not.

Don't miss out on this incredible opportunity—schedule your viewing today!





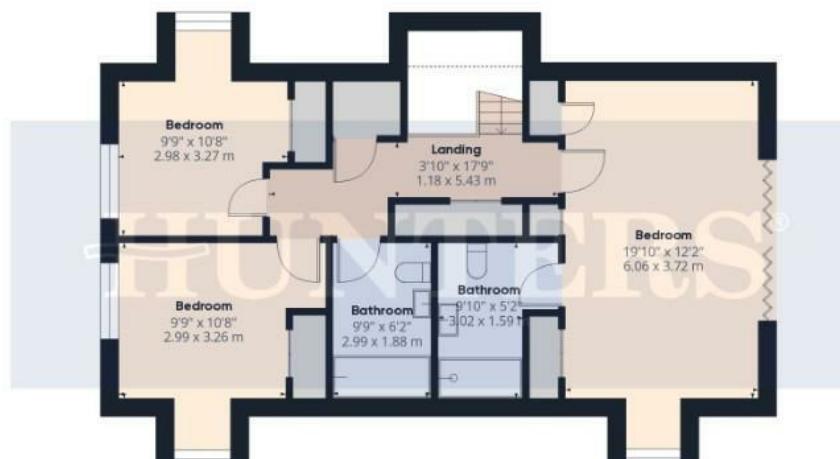


Ground Floor

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

1848.38 ft<sup>2</sup>

171.72 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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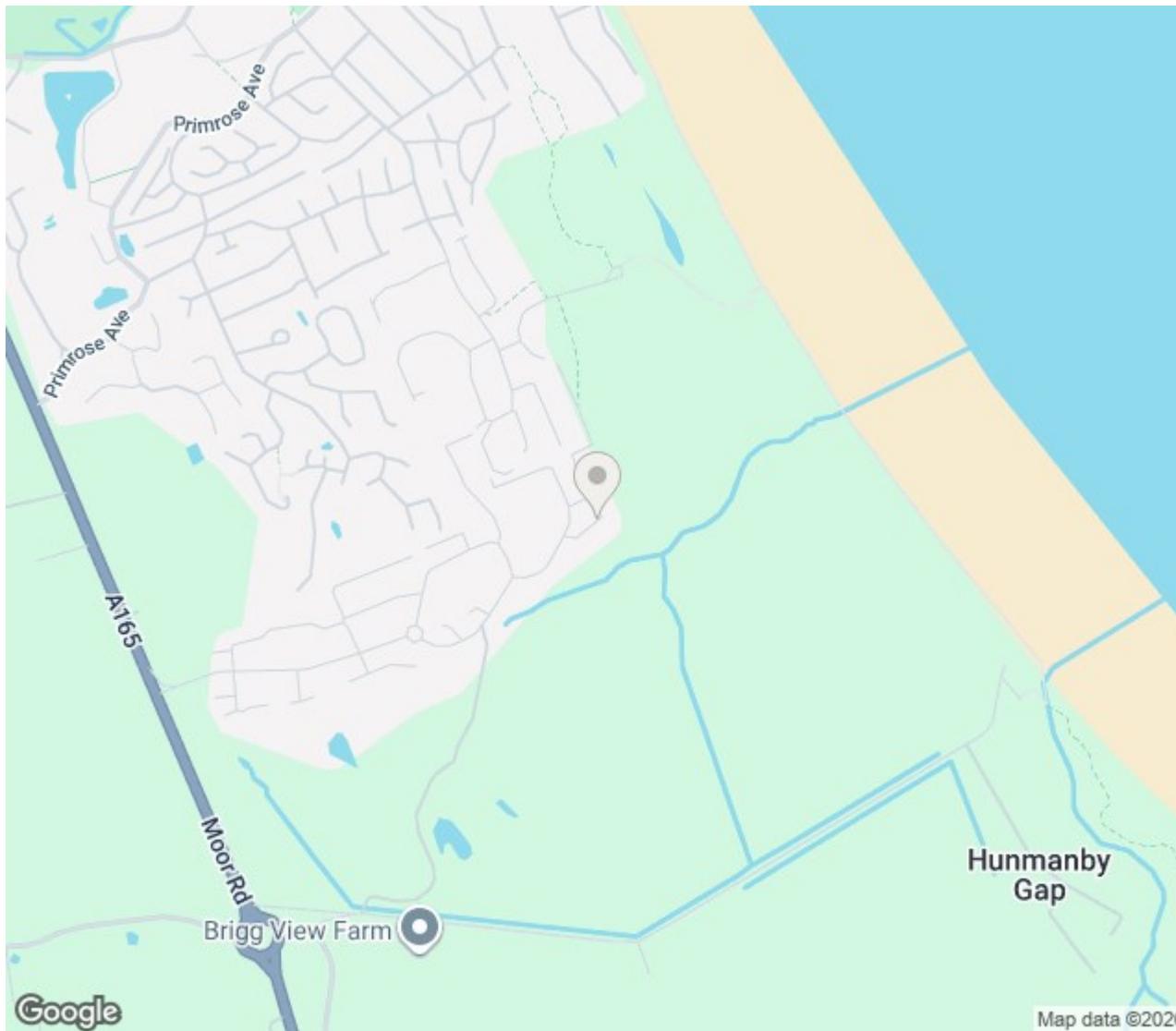


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## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		
<i>Not energy efficient - higher running costs</i>			
<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.

7a Murray Street, Filey, YO14 9DA | 01723 338958 | [filey@hunters.com](mailto:filey@hunters.com)



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