

Area with dimensions 2020  
as per plan drawing 2020  
produced by  
Surveyors  
of  
dimensions are approximate. The services, fittings and appliances shown have not been tested and should be checked by the buyer.  
of doors, windows, rooms and any other items are approximate only and should be used as a guide.

TOTAL FLOOR AREA: 820 sq ft (76.2 sq m) approx.



820 sq ft. (76.2 sq m.) approx.  
FLAT LAYOUT



Flat 3, 40 Blackburn Avenue, Bridlington, East  
Riding of Yorkshire, YO15 2ES

Harris Shields  
Collection

## Bright top-floor apartment with distant sea views and shared freehold

- ✓ Bright kitchen diner
- ✓ Distant sea views
- ✓ Spacious top floor
- ✓ Shared freehold ownership
- ✓ Long lease term
- ✓ UPVC double glazing
- ✓ Gas central heating
- ✓ Low service charges

Asking Price £87,995

### Description

This beautifully presented one-bedroom apartment occupies the top floor of a well-maintained building, just a short stroll from Bridlington town centre and its many amenities.

The accommodation is bright and spacious throughout, with a particularly impressive kitchen-diner that enjoys an abundance of natural light and even a distant sea view — the perfect spot to enjoy a morning coffee or evening meal with a glimpse of the coast. The layout offers both comfort and versatility, ideal for modern living.

The property is held on a long leasehold title, with a generous term remaining, and uniquely includes a share of the freehold. This means you retain a say in the management of the building — helping to keep those pesky service charges in check, which currently remain very reasonable at £60 per month.

With its stylish presentation, prime location, and beautifully maintained accommodation, this home represents an ideal first-time buy, investment property, or coastal retreat.

### Additional Information

Council tax band A

