



**BELT**  
ESTATE AGENCY

24 Prospect St. Bridlington, E. Yorks. YO15 2AL

Telephone: 01262 672253

Email: [property@beltestateagents.co.uk](mailto:property@beltestateagents.co.uk)

[www.beltestateagents.co.uk](http://www.beltestateagents.co.uk)



**7 Kingston Road, Bridlington, YO15 3NF**

**Price Guide £570,000**



3



3



3



# 7 Kingston Road

Bridlington, YO15 3NF

Price Guide £570,000



Welcome to this prime southside location on Kingston Road, Bridlington. A stunning detached bungalow that offers a perfect blend of modern living and serene surroundings.

The property boasts two spacious reception rooms, modern kitchen/diner, utility, three well-appointed bedrooms, and three contemporary bathrooms. The current owners have thoughtfully modernised the home, ensuring it boasts quality fixtures and fittings throughout.

A highlight of the property is the large sunroom, which provides a delightful space to relax while overlooking the well-established rear garden. This outdoor area is perfect for enjoying the fresh air and entertaining guests.

The bungalow is ideally situated adjacent to the Belvedere Golf Club and is just a short 500 yards from the beautiful south beach. Additionally, residents will appreciate the close proximity to local amenities, including supermarkets, the Spa Theatre, the harbour and promenade.

This bungalow truly must be viewed to appreciate the exceptional lifestyle it offers. Don't miss the opportunity to make this home your own.

## Entrance:

Upvc double doors into inner porch. Door into a spacious inner hall, central heating radiator and large built in storage cupboard with central heating radiator.

## Lounge:

19'6" x 13'5" (5.96m x 4.10m)

A spacious front facing room overlooking the golf course, electric fire with marble surround, upvc double glazed bay window, two upvc double glazed stained glass windows and central heating radiator.

## Dining room:

14'3" x 13'4" (4.35m x 4.08m)

A spacious rear facing room, cast iron fireplace, two upvc double glazed stained glass windows, central heating radiator and upvc double glazed french doors into the sun room.

## Sun room:

24'8" x 14'7" (7.54m x 4.45m)

A spacious third reception room overlooking the garden, two central heating radiators, upvc double glazed windows and upvc double glazed french doors.

## Kitchen/diner:

16'9" x 9'8" (5.12m x 2.96m)

Fitted with a range of modern base and wall units, breakfast bar, quartz worktops, inset sink unit, electric Rangemaster cooker with extractor over.

Under cupboard lighting, part wall tiled, integrated dishwasher, space for fridge/freezer, upvc double glazed window, central heating radiator and upvc door into the utility.

## Utility:

9'9" x 9'2" (2.98m x 2.80m)

Fitted with a range of modern base and wall units, Quartz worktops, inset sink unit and integrated washing machine. Part wall tiled, upvc double glazed windows, central heating radiator and upvc double glazed french doors onto the car port. Door to sun room.

## Bedroom:

A spacious front facing double room, overlooking the golf course, upvc double glazed window bay window and central heating radiator. Archway into the dressing room.

## Dressing room:

A front facing room overlooking the golf course, modern built in wardrobes, upvc double glazed bay window and central heating radiator.

## En-suite:

6'4" x 4'10" (1.95m x 1.48m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Wall panelling, extractor, upvc double glazed stained glass window and composite ladder radiator.

## Bathroom:

13'1" x 5'2" (4.00m x 1.60m)

Comprises a modern suite, walk in shower with plumbed in shower, wc and wash hand basin with vanity unit. Full wall tiled, floor tiled, extractor, two upvc double glazed windows and composite ladder radiator.

## First floor:

### Bedroom:

15'0" x 11'2" (4.59m x 3.41m)

A front facing double room, overlooking the golf course, built in wardrobes and access to the eaves. Upvc double glazed window and central heating radiator.

### En-suite:

5'10" x 4'8" (1.80m x 1.44m)

Comprises a modern suite, shower cubicle with plumbed in shower, wc and



wash hand basin with vanity unit. Full wall tiled, storage cupboard housing gas combi boiler fitted 2020, floor tiled, extractor and composite ladder radiator.

#### Bedroom:

14'0" x 8'9" (4.29m x 2.67m)

A side facing double room, access to the eaves, velux window and central heating radiator.

#### Exterior:

To the front and side of the property, a generous block-paved driveway provides ample private parking, creating an impressive first approach. Contemporary gates open to reveal access to the garage, while an additional gated side pathway leads through to the rear garden, offering both convenience and privacy.

#### Garden:

To the rear of the property lies a generous, fully enclosed private garden—ideal for relaxing or entertaining. A beautifully paved natural-stone patio creates a welcoming seating area that flows onto a well-kept lawn framed by mature shrubs and colourful planting. The garden also features a greenhouse and potting shed for keen gardeners, while a dedicated vegetable plot runs along the side of the property. Practical touches such as outdoor power points add extra convenience.

#### Garage:

19'6" x 10'0" (5.95m x 3.06m)

Electric roller door, power, lighting, two upvc double glazed windows and upvc double glazed courtesy door onto the rear garden.

#### Notes:

Council tax band: E

#### Purchase procedure

On acceptance of any offer in order to comply with current Money Laundering Regulations we will need to see both I.D and proof of funds before we can progress with the sale and send the memorandum of sale.

#### General Notes:

All measurements are approximate and are not intended for carpet dimensions etc. Nicholas Belt (Estate Agency) Ltd have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore purchasers should satisfy themselves that any such item is in working order by means of a survey, inspection etc before entering into any legal commitment. PURCHASE PROCEDURE: If after viewing the above property you wish to purchase please contact our office where the staff will be pleased to answer any queries and record your interest. This should be done before contacting any Building Society, Bank, Solicitor or Surveyor. Any delay may result in the property being sold to another interested party and valuation fees and legal expenses are then incurred unnecessarily.



Road Map

Hybrid Map

Terrain Map



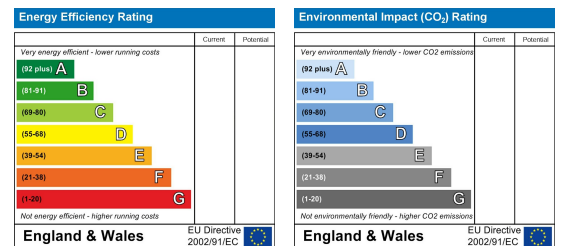
## Floor Plan



## Viewing

Please contact our Nicholas Belt Office on 01262 672253 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



www.beltstateagents.co.uk

