



Back Southgate, Hornsea

Seahorn Cottage Back Southgate, Hornsea, HU18  
1BA

 2  1  1  D



Offering to the market this beautiful quaint cottage , located in the heart of Hornsea near to the main town centre.

It has been recently updated with modern fixtures and fittings , as well as keeping its original homely cottage feel. Boasting two double bedrooms and additional loft space (accessible via pull down ladder). The ground Floor has a dining/kitchen area, Utility room, Access to rear yard and a cosy lounge area with a beautiful oak fireplace.

Viewing is an absolute must!

EPC Rating -D  
Council Tax - A  
Tenure -Freehold

#### Lounge

13'1" x 11'0" (3.99 x 3.36)

Window to front of property, entrance door, multi-fuel fire, dado rail, laminate flooring, radiator.

#### Kitchen Diner

15'11" x 10'4" (4.86 x 3.17)

Windows to side and rear of property, fitted wall and base units, work surfaces, ceramic on and a half bowl sink with single drainer, space for electric oven, built in fridge and slimline dishwasher, part tiled walls, tiled flooring, two radiators, staircase to first floor with under stairs cupboard.

#### Utility

5'5" x 5'0" (1.67 x 1.53)

Door to side of property, fitted wall units, work surfaces, space for washing machine, tiled flooring, space for under counter freezer, radiator.

#### First Floor Landing

Window to rear of property, spindle banister, storage space, carpet.

#### Bedroom One

10'11" x 8'11" (3.35 x 2.72)

Window to front of property, built in wardrobes, carpet, radiator.

#### Bedroom Two

10'5" x 9'3" (3.18 x 2.84)

Window to rear of property, carpet, radiator.

#### Loft Space

11'11" x 9'8" (3.64 x 2.97)

Dormer window to rear of property, radiator, carpet, storage to eaves.

#### Bathroom

10'8" x 5'1" (3.27 x 1.57)

Window to front of property, W.C, pedestal wash hand basin, panelled bath (with shower over), heated towel rail, Vinyl floor, coving to ceiling.



Sitting Room



Sitting Room



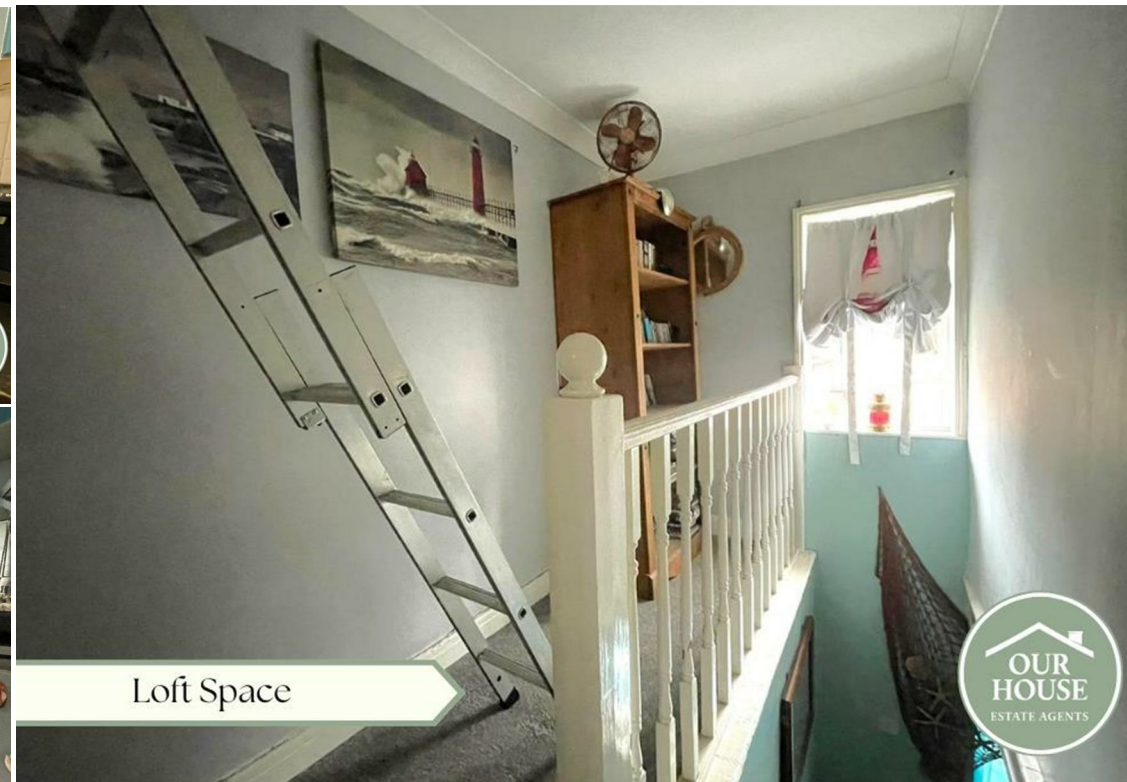
Kitchen Diner



Kitchen Diner



Utility



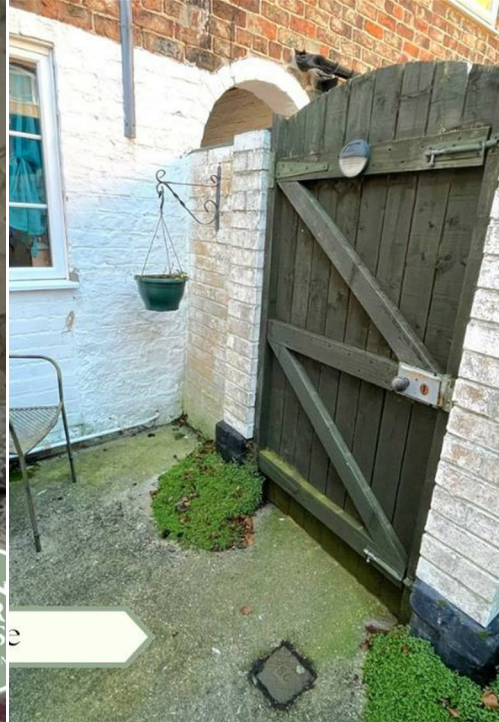
Loft Space







Bedroom 2



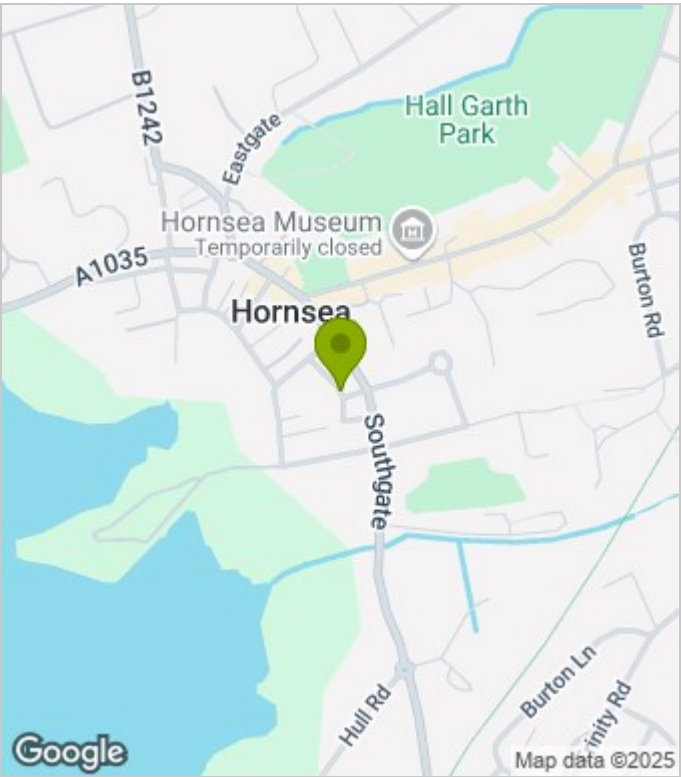
Outside Space




Bathroom



# FLOOR PLAN TO GO HERE



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>66</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.