



1 Railway Street, Hornsea, HU18 1PS

£279,000



**\*CHAIN FREE\* \*GRAND VICTORIAN PROPERTY\***

Our House are delighted to offer to the market this beautiful Victorian property built in 1870!  
With six bedrooms and three bathrooms, split over three floors, the opportunities are endless.  
Previously used for multigenerational style living with kitchen, lounge area and bathroom on both the ground and first floors and a further three bedrooms to the top floor.

This property retains plenty of period features but is ripe for a new owner to make it their new home. Nestled between the beach and the town centre whilst boasting sea views, this impressive home is set in such an enviable location.

This property briefly comprises : Lounge, Kitchen, 6 spacious bedrooms (one currently used as a first floor lounge) , Three bathroom/shower rooms and good sized rear garden.

EPC- E  
Council Tax- A  
Tenure- Freehold

**Ground Floor- Lounge/Bedroom**

18'0" x 14'1" (5.5 x 4.3)

Bay window to the front aspect. Stone fireplace with gas fire. Covling to the ceiling and picture rail. Carpet and radiator.

**Ground Floor- Dining Kitchen**

12'6" x 12'5" (3.82 x 3.81 )

Window to the rear. Stone fireplace with gas fire. Fitted wall and base units with work surfaces over and breakfast bar. Stainless steel sink and drainer. Part tiled walls and electric cooker point. Built in cupboard.

**Ground Floor- Rear Entrance Hall**

Private rear entrance hall with tiled floor.

**Ground Floor- Bathroom**

7'10" x 4'3" (2.39 x 1.32)

Window to side aspect. Tiled floor and walls, with wall mounted heater. Pedestal wash hand basin, W.C. and panelled bath.

**Ground Floor Rear Entrance Sun Porch**

6'0" x 5'2" (1.83 x 1.6)

Private entrance door. Windows to the side and rear. Tiled floor.

**Ground Floor Bedroom**

10'10" x 10'2" (3.32 x 3.12)

Window to side and French doors to sun room. Laminate floor and radiator.

**Ground Floor Shower Room**

6'3" x 5'5" (1.92 x 1.66)

Window to the side. Pedestal wash hand basin, W.C. and step in shower. Part tiled walls with electric heater and laminate floor.

**Covered Entrance Porch**

Covered porch area with tiled floor





### Entrance Hall - Ground Floor

Entrance door. Staircase to first floor with spindle banister. Door to cellar. Cornicing, two ceiling roses and corbels to the ceiling. deep skirting board and carpet.

### Cellar

Power and light

### First Floor Landing

Split level landing with spindle staircase leading off to the 2nd floor. Coving and corbels to ceiling and radiator.

### First Floor Kitchen

9'10" x 8'1" (3.02 x 2.47 )

Windows to the side and rear with views to the sea. Fitted wall and base units with work surfaces over. Stainless steel sink with single drainer. Space for freestanding oven with capped off gas point and electric cooker point. Part tiled walls and coving to ceiling. Radiator, extractor fan and laminate floor. Space and plumb for washing machine and space for undercounter fridge and freezer.



### First Floor Living Room

18'4" x 12'7" (5.61 x 3.85)

Bay window to the front aspect. Stone fireplace with gas fire. Coving to ceiling and picture rail. Radiator and carpet.

### First Floor Bedroom 1

12'9" x 12'7" (3.89 x 3.85)

Views out to the sea. Stone fireplace with gas fire. Cornicing to ceiling. Carpet and radiator.

### First Floor Bedroom 2

11'9" x 6'6" (3.59 x 1.99)

Window to the front. Cornicing, radiator and carpet.



### Bathroom

7'9" x 6'2" (2.37 x 1.9)

Window to the side. W.C., pedestal wash hand basin and panelled bath with shower over. Tiled walls, built in storage and laminate floor.

### 2nd Floor Landing

Spindle banister and roof light to the front aspect. Carpet and Radiator.

### Second Floor Bedroom 3

15'6" x 12'10" (4.73 x 3.92)

Window to the front. Radiator and carpet.

### Second Floor Bedroom 4

12'7" x 9'3" (3.85 x 2.84)

Rear dormer window with views out to the sea. Carpet and radiator.

### Second Floor Bedroom 5

8'0" x 6'4" (2.44 x 1.95)

Front roof light. Carpet and radiator.

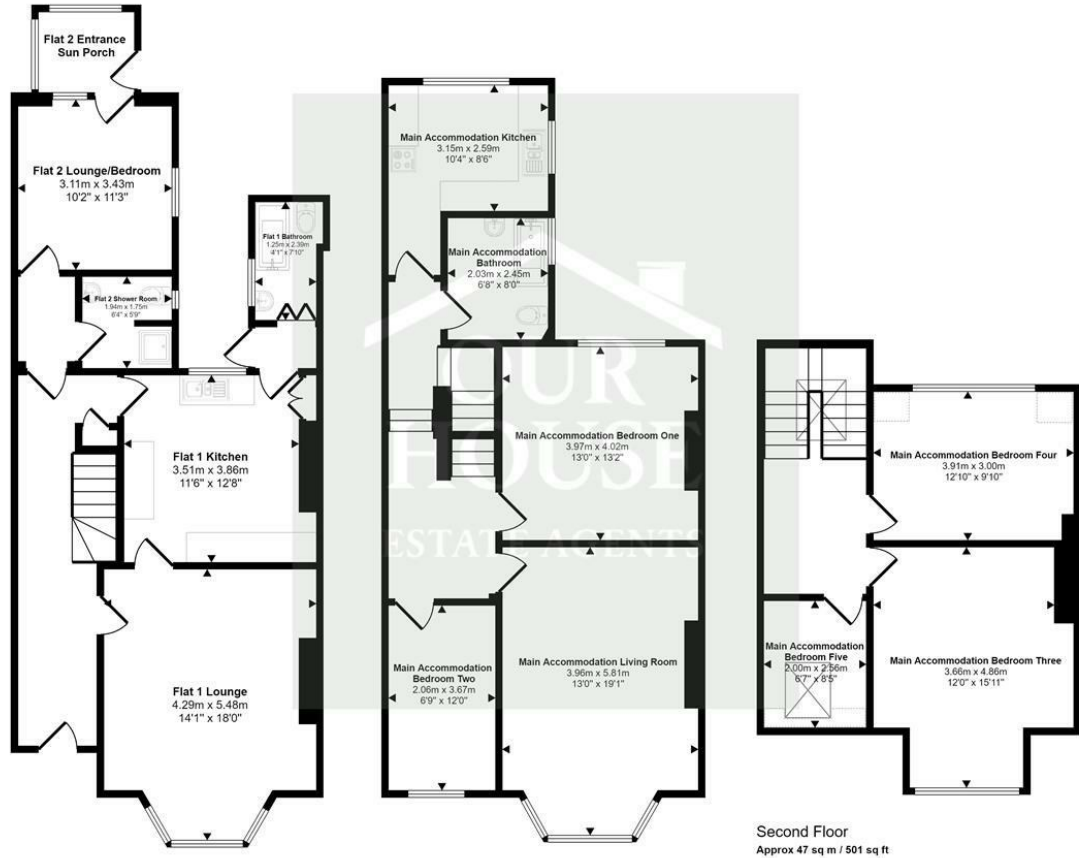


### Rear Garden

Well kept and interesting garden with lawned area, well stocked planted borders. Fully enclosed with hedge, fence and walls. Patio area and side access.

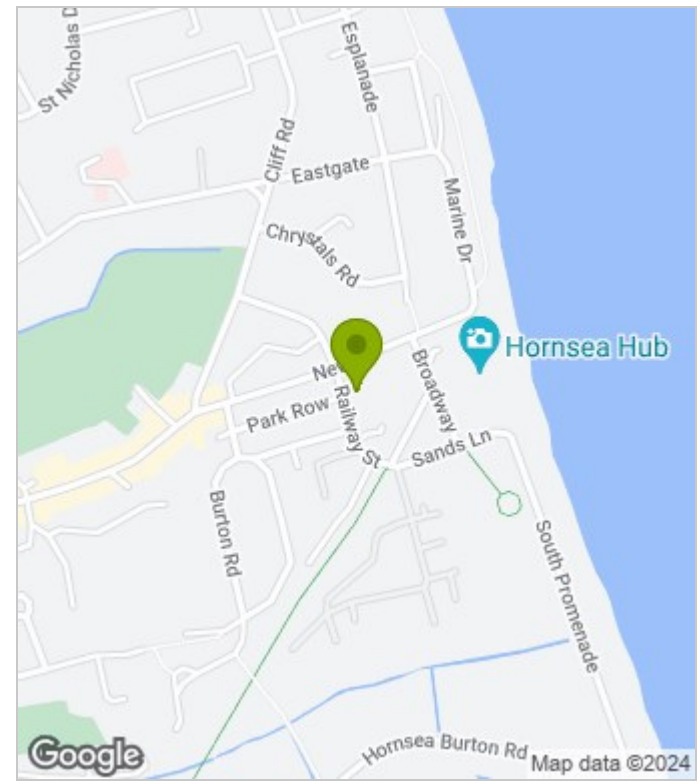


Approx Gross Internal Area  
198 sq m / 2127 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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.

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