



1 Brampton House Railway Street, Hornsea, HU18 1PR

Offers Over £180,000

**** CHAIN FREE GROUND FLOOR FLAT!!****

Our House are delighted to offer to the market this beautiful two bedroom ground floor flat situated in the heart of Hornsea, close to the beach and access to all local amenities. Built in 1882, the property offers character, charm and lots of period features throughout.

This property boasts a very spacious living space with kitchen, living room, two double bedrooms, bathroom and a separate storage space at the rear of the property.

This home is ready to move into with no forward chain and we recommend viewing to avoid any disappointment.

EPC : E

Council : A

Tenure: LEASEHOLD

Lease Term: 999 YEARS FROM AUGUST 2000 - The property is subject to a quarterly service charge decided annually by the freedholders. The charge for 2024 is £400 per quarter this amount took into consideration external painting costs and some additional remedial works required.

In addition, the cost of the annual insurance is divided by three flats leaseholders, for the current year this was £2,996.93, therefore £998.98 per flat.

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- GROUND FLOOR ACCOMMODATION
- 2 BEDROOMS
- CENTRAL LOCATION
- CLOSE TO THE BEACH
- NO ONWARD CHAIN
- SPACIOUS LIVING

Porch

6'9" x 6'2" (2.06 x 1.88)
Original tiled flooring, Dado rail

washing machine and tumble dryer, Built in gas hob, Built in electric oven, Laminate flooring, Door to rear of property.

Entrance Hall

11'9" x 14'2" (3.59 x 4.34)
Access from hallway to the living room, master bedroom, bedroom two, kitchen and family bathroom. Coving to the ceiling and ceiling roses, laminate flooring.

Master Bedroom

16'2" x 20'4" (4.95 x 6.21)
Sash bay window to the front of the property, deep skirting, coving to the ceiling and pelmet boards, carpets

Living Room

16'0" x 17'10" (4.89 x 5.44)
Sash window to front of property with great views into the memorial gardens, high ceilings, coving, deep skirting, picture rails, electric fire with granite surround and pelmet boards, carpets

Bedroom Two

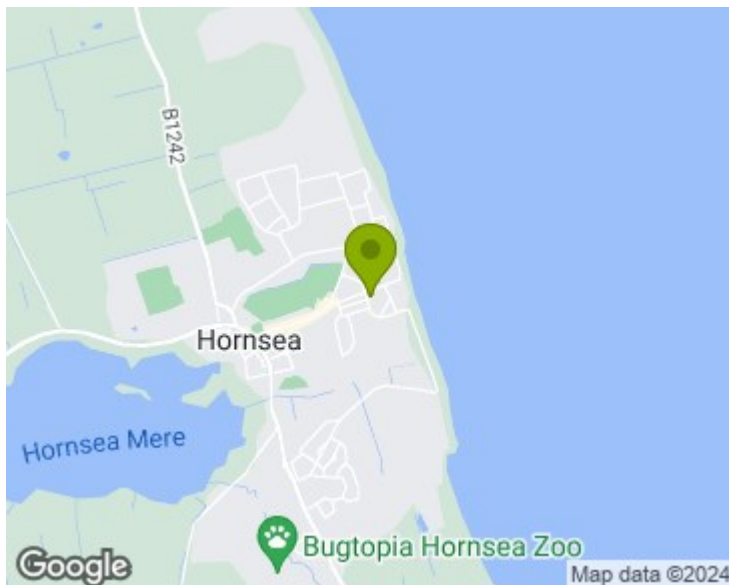
16'1" x 15'2" (4.92 x 4.64)
Coving to ceiling, deep skirting, fire

Kitchen

16'4" x 11'2" (4.98 x 3.41)
Window to rear of property, Fitted wall and base units. Work surfaces, 1 1/2 stainless steel sink, Space and plumbing for

Bathroom

10'9" x 5'10" (3.30 x 1.78)
Part tiled walls, Wash hand basin, WC, Shower, Heated towel rail, Carpet/Laminate flooring

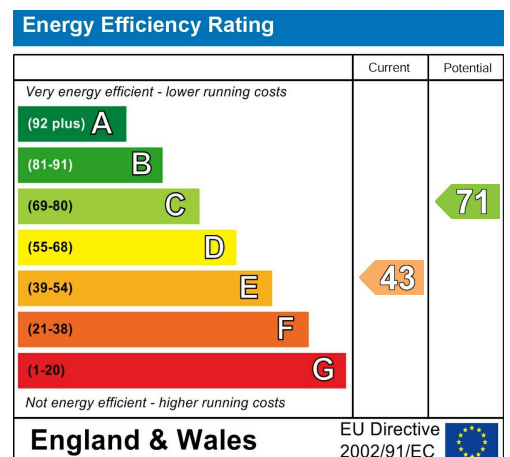


Directions

T. 01964 532121



FLOOR PLAN TO GO HERE



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