



17 Eastbourne Road, Hornsea, HU18 1QS

£229.950



Situated in the heart of Hornsea and just a short distance from the beach, we are so excited to offer this delightful period property.

This home provides spacious and well-designed accommodation over two floors. With a stylish interior displaying many original features, this property has perfectly blended the old with the modern, creating a fantastic family home.

Briefly comprising; Entrance Hall, Lounge, Breakfast kitchen, Rear Porch/Utility, Three Bedrooms and family bathroom.

EPC - Awaiting  
Council Tax - B  
Tenure - Freehold

#### Entrance hall

13'5" x 9'6" (4.1 x 2.9)

Spacious Hall with entrance door, Understairs Cupboard, Tiled floor, Radiator and staircase to the first floor.



#### Lounge

16'8" x 17'0" (5.1 x 5.2)

Newly fitted sash windows to the front aspect with fitted shutters creating tonnes of natural light. Wooden flooring, open, cast iron fireplace, radiator.

#### Breakfast Kitchen

9'10" x 16'0" (3.0 x 4.9)

Fitted in 2022. Wren kitchen with side and rear windows, fitted wall and base units, work surfaces, single drainer bowl sink, built in electric hob and oven, tiled flooring, Radiator, cupboard housing boiler, Integrated fridge freezer, integrated washing machine. The kitchen also includes a pantry cupboard for ample storage.





#### Utility/Rear porch

7'10" x 4'11" (2.4 x 1.5)

Great storage space with room for dryer.

#### First floor landing

Split level, 'L' shaped landing with two windows to the rear. Loft access and radiators. Carpeted.

#### Master bedroom

13'9" x 13'5" (4.2 x 4.1)

Newly fitted sash window and shutters to the front aspect and newly built in wardrobes. Coving to ceiling, Radiator, Cast iron open fire with timber surround, Carpeted



#### Bedroom Two

13'5" x 11'9" (4.1 x 3.6)

Coving to ceiling, radiator, newly fitted sash windows+shutters, Wooden floor, Open cast iron fire with timber surround.

#### Bedroom Three

6'2" x 9'2" (1.9 x 2.8)

sash window to the rear aspect, Radiator, cast iron fireplace, Carpeted.



#### Bathroom

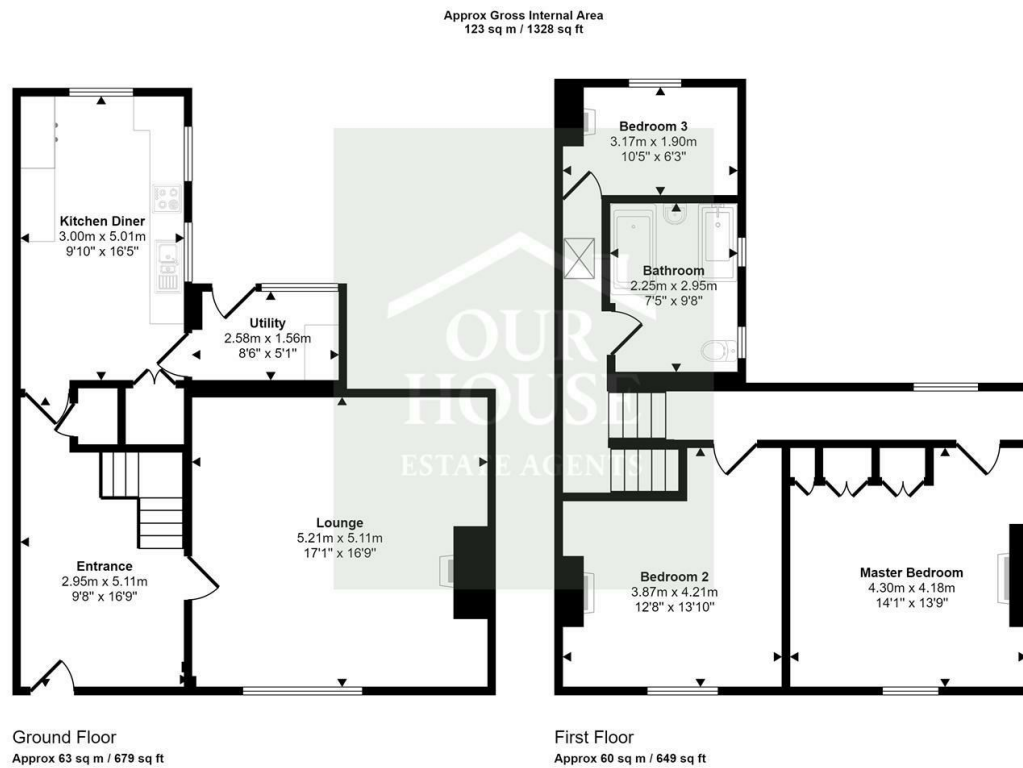
6'10" x 9'6" (2.1 x 2.9)

Two windows, one sained glass. W.C, Pedestal wash hand basin, Panelled bath, walk in shower, Tiled floor, Parly tiled walls.

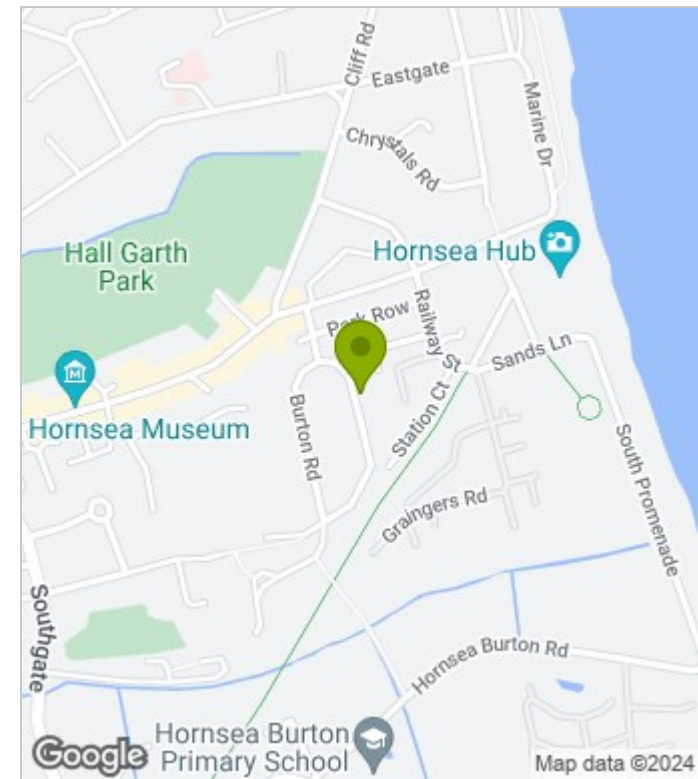


#### Rear Garden

Low maintenance garden with built in pizza oven. Mainly paved with fenced and brick boundaries.



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>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>60</b>               |           |
| (39-54) <b>E</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 | <b>78</b> |

## 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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## Our House Estate Agents

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