



1c Marlborough Avenue, Hornsea, HU18 1UA
£114,950

1c Marlborough Avenue, Hornsea, HU18 1UA

This beautifully presented two-bedroom first floor flat has been recently renovated throughout to an extremely high standard, offering stylish and contemporary living just a short distance from the town centre.

The heart of the home is the spacious open-plan living area, seamlessly combining a modern fitted kitchen, dining space, and lounge – perfect for entertaining or relaxing in comfort. The sleek shower room features high-quality fixtures and a clean, modern finish. Both bedrooms are well-proportioned, with ample natural light and neutral décor.

While the property does not include outside space, its enviable location ensures convenient access to local amenities, shops, and transport links.

Ideal for first-time buyers, professionals, or investors seeking a high-spec, move-in ready home close to town.

EPC: D
Council Tax: A
Tenure: Leasehold

Entrance Hall

Double glazed entrance door to side, leading to staircase to first floor. Built in cupboard and storage heater.

Open Plan Kitchen/ Diner/ Lounge

24'3" x 14'1" (7.41 x 4.31)

Open plan living area;

Kitchen - Window to rear, a range of fitted base units with complimentary work surfaces, larder unit, one a half bowl sink unit with mixer tap. Built in electric hob with extractor fan over and built in electric cooker point, space and plumbing for washing machine, tiled flooring. Appliances to be included in the sale.

Lounge - Window to front, carpet and storage heater.

Bedroom 1

11'10" x 8'6" (3.62 x 2.61)

Window to rear, television point, carpet and radiator.

Bedroom 2

10'9" x 8'9" (3.28 x 2.68)

Window to rear, television point, caret and storage heater.

Shower Room

8'6" x 7'11" (2.61 x 2.42)

Vanity hand wash basin, step in shower, W.C, extractor fan, heated towel rail, tiled walls and floor.

Leasehold Information

The leaseholder will be a company set up by the existing owner of the building (e.g Marlborough Properties Hornsea Ltd). The company will hold two shares, the owner of each apartment will be allocated 1 share, giving each apartment owner equal shares in the company, this will be carried out via each parties solicitors at the point of purchase.

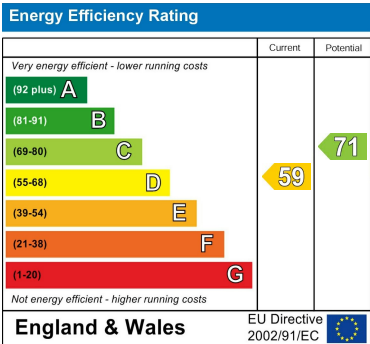
As part of the leasehold arrangement, individual apartment responsibilities for ongoing maintenance will be detailed within, as follows:

The ground floor apartment will be responsible for the upkeep of the parking area.

The ground floor apartment will be responsible for the roof areas each end of the building, specific to that apartment. Responsibility for the remaining fabric of the building and roof will be shared equally between both apartments.

Each apartment will come with a 999 year lease term.

Directions



Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL
T. 01964 532121 | E. office@ourhouseestateagents.co.uk