



1 Marlborough Avenue, Hornsea, HU18 1UA

£159.950



This beautifully refurbished two-bedroom ground floor flat has been finished to a very high standard, offering stylish and modern living in a convenient location.

At the heart of the home is a spacious open-plan living, kitchen, and dining area, featuring a brand new high-spec kitchen with contemporary fittings and sleek finishes – perfect for both entertaining and everyday living. The property also boasts a modern bathroom with quality fixtures and a clean, elegant design.

Externally, the apartment benefits from a private gravelled driveway and outdoor space – a rare find for this style of property.

An ideal choice for first-time buyers, downsizers, or investors looking for a turn-key home with excellent presentation and practical features.

EPC: Awaited  
Council Tax: Awaited  
Tenure: Leasehold

**Entrance Hall**  
18'8" x 3'2" (5.69 x 0.98)

**Open Plan Kitchen/ Dining/ Lounge**  
18'0" x 9'8" (5.50 x 2.97)

**Bedroom 1**  
10'5" x 10'3" (3.19 x 3.13)

**Bedroom 2**  
11'6" x 6'10" (3.52 x 2.09)

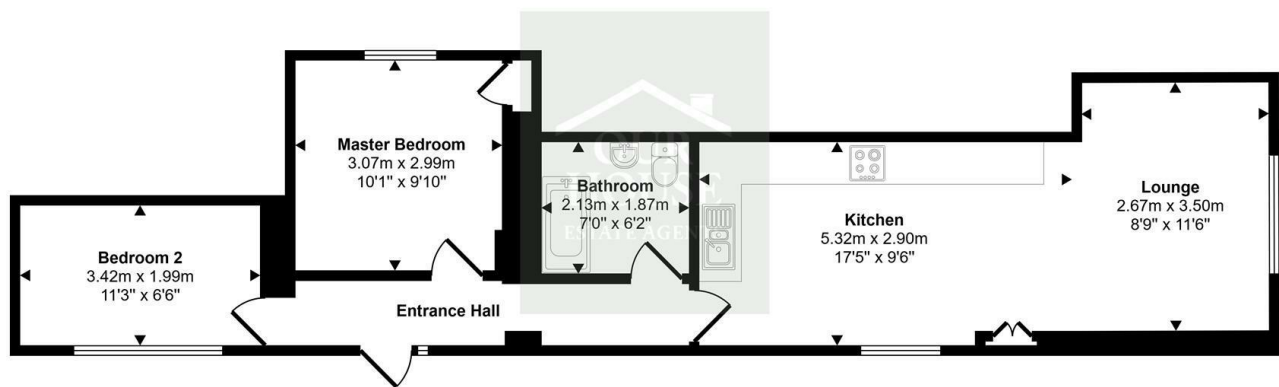
**Bathroom**  
7'2" x 6'5" (2.19 x 1.98)

**Outside Space**

**Leasehold Information**







Floorplan

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.

## Viewing

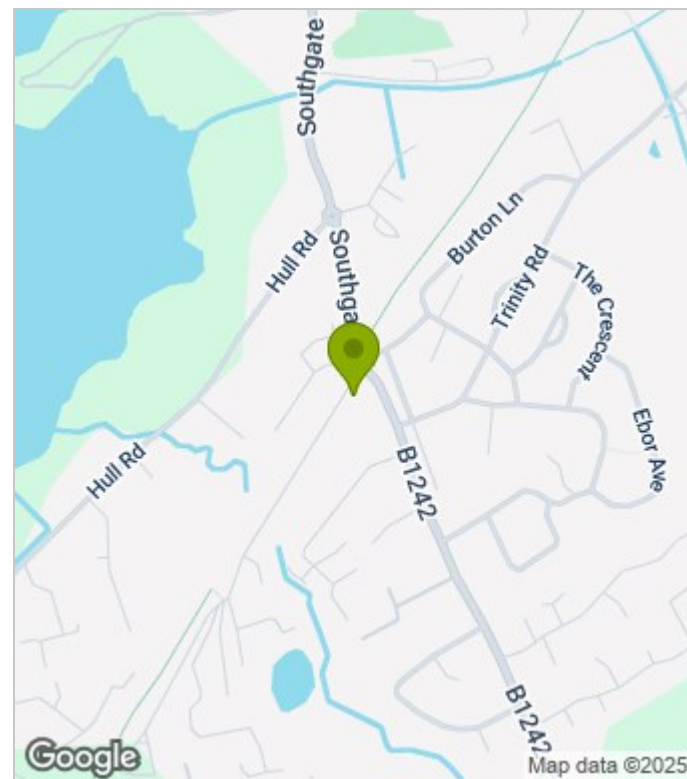
Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)



## 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>		
(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 