

**QUICK & CLARKE**  
The Property Specialists

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**Flat 5, Eastgate Court Cliff Road, Hornsea HU18 1NN**  
**Offers in the region of £114,999**

- No Chain
- Great Location
- Two Double Bedrooms
- Courtyard Parking
- Spacious Accommodation
- Close to the Sea Front
- Open Plan Lounge & Kitchen
- Energy Rating - C

Enjoying a particularly convenient location close to the seafront and local amenities, this two bedroomed first floor apartment forms part of a block of just six properties and includes a private entrance hall and stairwell, a first floor landing, lounge with an open plan kitchen leading off, two double bedrooms and bathroom/WC. There are communal garden areas including a large parking court to the front with allocated parking.

#### LOCATION

This property is located in Eastgate Court which fronts onto Cliff Road close to the corner of Eastgate, and is handily placed for access to local amenities and the sea front.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

#### ACCOMMODATION

The accommodation has Economy 7 heating system, uPVC double glazing and is arranged as follows:

#### GROUND FLOOR

#### PRIVATE HALL

uPVC entrance door and stairs leading off.

#### FIRST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

#### SMALL LANDING

With a doorway to the bathroom and doorway to:

#### LOUNGE

15'2 x 12'3 (4.62m x 3.73m)  
Which is open plan to the kitchen. With an electric stove set on a marble effect hearth and inset with timber surround, built-in storage cupboard, dado rail and a storage heater.

#### DINING KITCHEN

12'7 x 10'3 (3.84m x 3.12m)  
With fitted base and wall units incorporating worksurfaces with an inset stainless steel sink unit, plumbing for an automatic washing machine, space for a slot-in electric oven, tiled splashbacks and a storage heater.

#### BEDROOM 1 (REAR)

9'4 x 11'8 (2.84m x 3.56m)  
With fitted wardrobes incorporating drawers and top storage cupboards one housing the hot water immersion heater, and a storage heater.

#### BEDROOM 2 (REAR)

8'4 x 11'8 (2.54m x 3.56m)  
With a storage heater.

#### BATHROOM / WC

5'6 x 6'6 (1.68m x 1.98m)  
With a panelled bath incorporating an electric instant shower over, pedestal wash basin, low level WC, full height tiling to the walls.

#### OUTSIDE

The property fronts onto a large concreted parking court in front of the apartments with allocated parking for No.5 and additional visitor parking. There are communal garden areas with a drying area to the rear.

#### TENURE

The flat is held on a 999 year ground lease from 1st January 1985 at a fixed ground rent of £25.00 per annum. For the year 2023 the maintenance, building and management costs amounted to £683.22 We await confirmation of these charges. Maintenance is carried out as and when required and is split between the apartments.

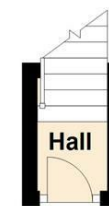
#### COUNCIL TAX

The Council Tax Band for this property is Band A.

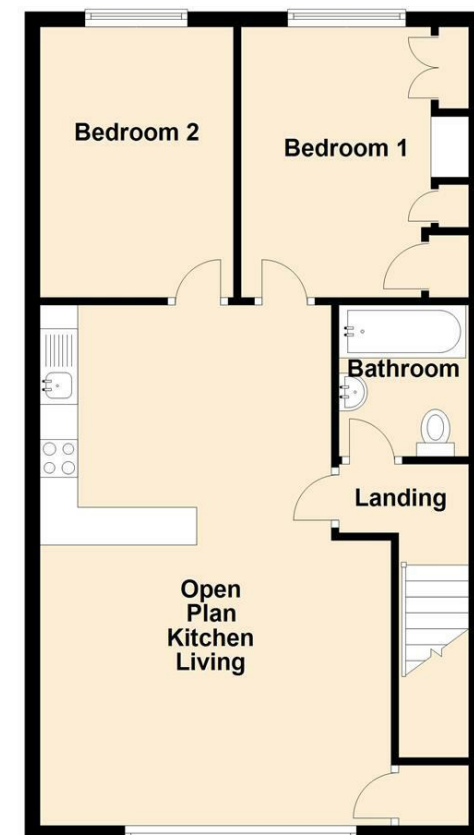
#### EXTRAS

There are a host of additional extras included with the purchase of this property.

**Ground Floor**  
Approx. 1.4 sq. metres (14.9 sq. feet)



**First Floor**  
Approx. 60.0 sq. metres (645.9 sq. feet)



Total area: approx. 61.4 sq. metres (660.8 sq. feet)