

The Penthouse Alexandra House, Railway Street, Hornsea HU18 1PS
Offers in the region of £425,000

- WOW!
- Lovely Sea Views
- Stunning & Impressive Home
- Stunning Fitted Kitchen with Island
- No Chain Involved
- Large South Facing Terrace
- Third Floor with Lift Access
- Living Area with Bi-Fold Doors
- Master with En-suite & Walk in Wardrobe
- Energy Rating: B

LABC ten year guarantee.

Sky connection point in the living room, data point for hard wired connection in the living room and bedrooms, telephone and television points in the living room. The Penthouse also has a camera door entry door system.

PRIVATE ENTRANCE HALL

Accessed via the lift or stairwell with private entrance door, LVT flooring, and built in storage housing plumbing for an automatic washing machine.

OPEN PLAN KITCHEN AND LIVING AREA

21'6 x 26'1 (6.55m x 7.95m)

A spacious and bright room with bifolding doors leading onto a large terrace perfect for alfresco dining, the terrace enjoys a southerly aspect and views to the east stretching to the sea. Stunning fitted kitchen with a large island and breakfast bar, quartz worktops with conglomerate drainer and inset sink, built in oven, microwave, induction hob, integrated fridge freezer, dishwasher, wine cooler along with adjustable spot lighting to the ceiling, under cabinet lighting, LVT flooring and two useful storage cupboards. There is plenty of space for dining, living and entertaining here with super views to the sea.

MASTER SUITE-BEDROOM 1

20'6 x 20'9 (6.25m x 6.32m)

A superb luxurious and spacious master suite which enjoys elevated views to the sea. Full height fitted wardrobes with sliding fronts, fitted dressing table and drawers.

WALK IN WARDROBE & DRESSING AREA

8'3 x 8'5 (2.51m x 2.57m)

Fitted drawers along one wall, hanging rails, storage and display shelves.

EN-SUITE SHOWER ROOM

8'3 x 16'6 (2.51m x 5.03m)

With Porcelanosa sanitary ware, large independent tiled shower cubicle, vanity unit housing the wash hand basin, low level w.c, full height tiling, ceramic tiled flooring, and heated towel rail.

This exceptionally large top floor penthouse apartment spans the width of the building and maximises light and space in its design to provide a stunning and impressive home. The large open-plan kitchen and living area lead out through bi-folding doors onto a large private terrace balcony that is south facing and offers wonderful sea views. No chain involved!

LOCATION

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

WOW! The elegant Penthouse apartment is something we have not seen before! Offering over 1,600sq ft of pure luxury and spanning the width of this imposing residence & maximising light and space in its design, providing a stunning and impressive home.

The accommodation has gas central heating via modern wall hung radiators, double glazing, oak veneered internal doors and includes the remaining

BEDROOM 2

16'8 x 13'3 (5.08m x 4.04m)

A spacious room with elevated views to the sea. Full height fitted wardrobes.

BATHROOM / W.C.

6'8 x 7'2 (2.03m x 2.18m)

With Porcelanosa sanitary ware including a bath with shower over, vanity unit housing the wash hand basin, low level w.c, tiled flooring and part tiled walls and a heated towel rail.

OUTSIDE

The Penthouse enjoys a super sun terrace with tiled flooring, feature glass screening and a useful storage cupboard. The terrace provides elevated views with super sea views to the east, along with plenty of privacy.

TENURE

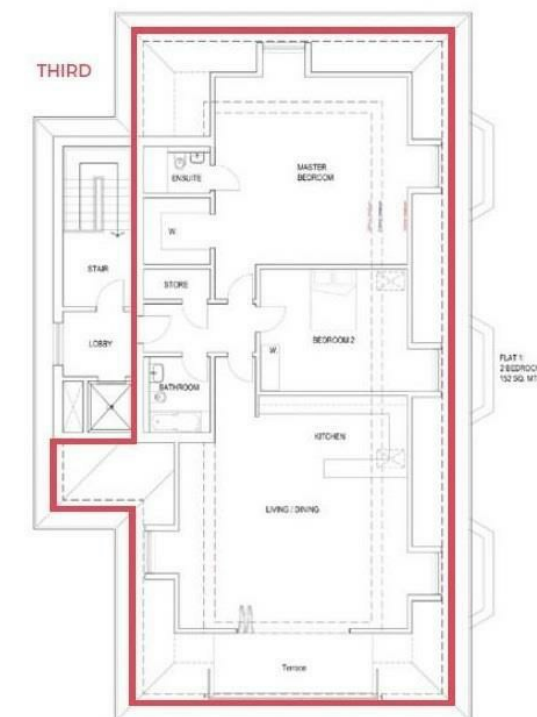
The Penthouse is held on a 999 year ground lease from November 2020 with 996 years remaining. The service charge is £2,647.90 per annum and is paid in two installments (March and September). Vacant

possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band D.

ALEXANDRA HOUSE, HORNSEA FLOOR PLANS



The Penthouse

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.