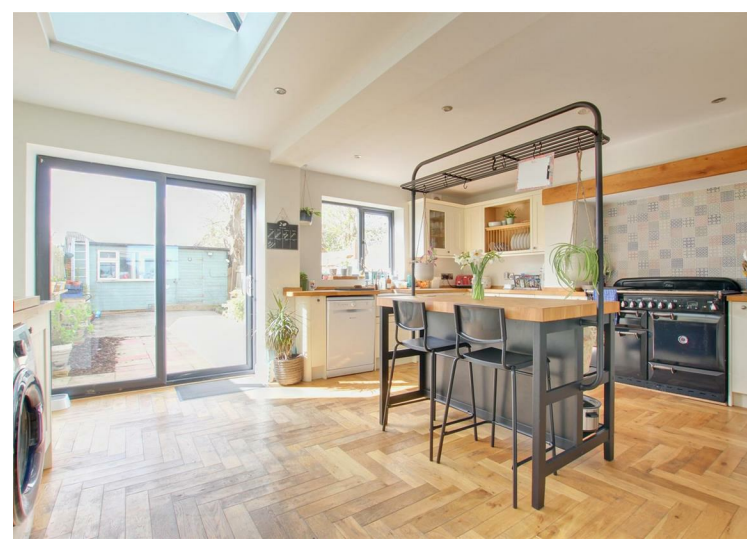




QUICK & CLARKE
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2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



3 Marine Drive, Hornsea HU18 1NJ
Offers in the region of £299,950

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- Superb Location
- Stunning Sea Views
- Extended Modern Kitchen
- Spacious Accommodation
- Master Bedroom with Dressing Room
- Two Bedrooms with En-suite Wash Rooms
- Parking to Front
- Balcony with Sea Views
- Westerly Aspect to Rear Garden
- Energy Rating - D

A substantial three storey townhouse enjoying a superb sea front location with extensive sea views. With ready to move into accommodation enjoying a private parking drive and enclosed rear garden with a Westerly aspect, the property offers spacious, flexible accommodation and simply must be viewed.

LOCATION

This property is located on Marine Drive, which leads along the sea front between New Road and Eastgate and is particularly well placed for access to the beach and promenade, leisure centre and main town centre.

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 mains gas central heating via hot water radiators, uPVC double glazing and is arranged on three floors as follows:

GROUND FLOOR

ENTRANCE PORCH

With ceramic tile floor covering, uPVC windows and uPVC entrance door.

ENTRANCE HALL

6'7" narrowing to 4'1" x 25'5" (2.01m narrowing to 1.24m x 7.75m)
With a spindle staircase leading off, uPVC front entrance

door, double doors to the dining room, one central heating radiator and an understairs cupboard which also leads to a cellar.

LOUNGE

12'0" x 14'0" deepening to 16'4" into bay (3.68m x 4.29m deepening to 4.98m into bay)
With superb views towards the sea and over the promenade. There is a wood burning stove set in a brick recess with a tiled hearth and timber mantle over, one central heating radiator and an square opening to:

DINING ROOM

11'7" x 12'1" (3.53m x 3.68m)
Double doors leading from the hallway, one central heating radiator and square archway to the kitchen.

KITCHEN

17'11" x 14'7" (5.46m x 4.45m)
Which has an extensive range of fitted base and wall units with timber work surfaces and an inset ceramic sink, a Range style cooker, a larder unit, plumbing for an automatic washer and space for a fridge freezer, a lantern light to the ceiling, downlighting to the ceiling, solid wooden flooring, sliding patio door to the rear garden and two central heating radiators.

FIRST FLOOR

LANDING

With split-level landing areas, staircase leading to the second floor accommodation and doorways to:

MASTER BEDROOM (FRONT)

11'10" x 12'1" deepening to 16'7" into bay (3.61m x 3.68m deepening to 5.05m into bay)
Enjoying stunning sea views stretching down to Spurn Point and to Flamborough Head. With one central heating radiator.

DRESSING ROOM

6'6" x 12'4" (1.98m x 3.76m)
With built-in storage cupboards, views stretching over the sea and one central heating radiator.

BEDROOM 2 (REAR)

9'6" x 11'2" (2.90m x 3.40m)
With an en-suite wash room incorporating a low level w.c. and wash hand basin. One central heating radiator.

BATHROOM/W.C.

10'3" x 12'3" overall (3.12m x 3.73m overall)
Which also includes a walk-in wardrobe and storage

area. Jacuzzi style bath, independent shower cubicle, concealed central heating boiler, low level w.c., pedestal wash hand basin, tile effect laminate floor covering, ladder radiator and one central heating radiator.

SECOND FLOOR

SPACIOUS LANDING

(Which could easily provide a useful study area) uPVC door leading onto the balcony.

BALCONY

There is a wrought iron railed balcony which provides stunning sea views and an external seating area.

BEDROOM 3 (REAR)

10'7" x 12'1" (3.23m x 3.68m)
Which has a separate wash room and incorporates a low level w.c. and wash hand basin. One central heating radiator.

BEDROOM 4 (FRONT)

10'4" x 6'7" (3.15m x 2.01m)
Currently used as an office with stunning views overlooking the sea and one central heating radiator.

OUTSIDE

The property fronts onto a double width concrete parking area where there is also a car charging point.

To the rear is an enclosed garden which is well sheltered and benefits from a Westerly aspect. There are borders and a paved terrace along with a large garden store extending the full width of the rear garden.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.



Total area: approx. 159.9 sq. metres (1721.2 sq. feet)

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.