



**QUICK & CLARKE**  
The Property Specialists

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



**Apt 8 Broadway House, Hornsea HU18 1PZ**  
Offers in the region of £159,950

- Super Apartment
- Good Views Across the Sea
- Simply Must be Viewed
- En-Suite to Master Bedroom
- Spacious Accommodation
- Lift Access
- Underfloor heating throughout
- Energy Rating - B

Enjoying superb sea views this second floor apartment simply must be viewed. The apartment offers spacious accommodation with a modern kitchen including built in appliances, Panoramic views from the curved living area with Juliet balcony, en-suite to the master bedroom and lift access. Properties with such stunning sea views are rarely available in Hornsea.

#### LOCATION

This apartment is located on the second floor of Broadway House which comprises a total of 22 apartments arranged over four floors and is served by an internal staircase as well as a lift. Broadway House enjoys a super location just a stone's throw from the promenade and beach on The Broadway between Sands Lane and New Road.

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

Enjoying some wonderful sea views the accommodation has porcelain tiled floors throughout with underfloor electric heating controlled by a

separate thermostat for each room and additional electric Thermostatically controlled radiators are wall mounted in each room, uPVC double glazing, LED downlighting, an audio visual intercom system linked to electrically operated security gates and is arranged as follows:

#### ENTRANCE LOBBY

With a private front entrance door leading in from the stairwell and lift access.

#### ENTRANCE HALL

Cupboard housing the electric consumer unit, cupboard housing the hot water tank with a washer dryer, and doorways to:

#### LIVING ROOM WITH KITCHEN AREA

need measurements (need measurements) With stunning sea views from all windows and double doors to a Juliet balcony. Built-in kitchen incorporating a good range of fitted base and wall units with contrasting worksurfaces and matching splashbacks, inset 1 1/2 bowl sink unit, built-in oven and microwave, built-in fridge freezer and dishwasher.

#### BEDROOM 1

11'9 x 9'2 (net of fitted wardrobes) (3.58m x 2.79m (net of fitted wardrobes)) With sliding wardrobes along one wall and enjoying stunning sea views.

#### EN-SUITE

7'4 x 2'11 (2.24m x 0.89m) Shower cubicle, pedestal wash basin and low level WC.

#### BEDROOM 2

14'5 narrowing to 7'8 x 12'11 (4.39m narrowing to 2.34m x 3.94m) With views stretching to the sea.

#### BATHROOM / WC

6'10 x 7'4 (2.08m x 2.24m) Panelled bath incorporating a plumbed shower over with hand shower, rain shower and screen above, vanity unit housing the wash basin, low level WC and a ladder towel radiator.

#### COUNCIL TAX

The Council Tax Band for this property is Band B.

#### TENURE

The apartment is held on a 999 year ground lease from 2010. The building is managed by Pure Block Management and the current maintenance and management charge for apartment 8 is £162 per month. The lease includes suitable provisions for the maintenance of the main structure and cleaning of the common parts including windows and building insurance etc. Further details will be provided by the vendors solicitors.

Pets are not permitted at this property.



**FOR GUIDANCE PURPOSES ONLY**

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.