



QUICK & CLARKE
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42 Eastgate, Hornsea HU18 1LW
Offers in the region of £499,950

- Handsome Residence
- Fully Modernised Home
- Two Reception Rooms
- Super Summer House / Home Office
- Must Be Viewed
- Sought After Location
- Day Room & Kitchen
- En-Suite to Master Bedroom
- Set in Extensive Gardens
- Energy Rating - E

Set in the most delightful, secluded gardens within the sought after residential location of Eastgate; offering beautifully appointed, modernised accommodation this property simply must be viewed.

LOCATION

This property fronts onto Eastgate, which runs between Mill Lane and Cliff Road, well placed for access to local amenities and backing onto Hall Garth Park.

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 from a modern combi boiler with a HIVE system, under floor heating to the day room and kitchen, and to the Sitting room, UPVC double glazing (to all but the feature stained glass windows) and is arranged on two floors as follows:

GROUND FLOOR

ENTRANCE HALL

5'2 x 13'7 (1.57m x 4.14m)

Front entrance door and matching side panels, staircase leading to the first floor incorporating understairs storage, laminate flooring and one central heating radiator.

LOUNGE

13'10 x 11'3 (4.22m x 3.43m)

uPVC sliding patio doors to the rear terrace, an Art Deco style tiled fireplace, traditional stained glass windows to the side elevations, ceiling cornice and one central heating radiator.

COMBINED DAY ROOM AND KITCHEN

18'8 x 14'7 (5.69m x 4.27m)

With an extensive range of two-tone finish base and wall units

incorporating a superb central island with solid marble work top, integral appliances including a fridge, freezer, dishwasher, bin store and an induction Rangemaster oven with cooker hood over, downlighting to the ceiling, two wall light points, laminate flooring incorporating underfloor heating and French doors opening to the rear sun terrace and enjoying stunning garden views beyond.

SITTING ROOM

13'10 x 11'3 (4.22m x 3.43m)

Open plan from the day room and kitchen. With a wood burning stove set on a tiled hearth with timber mantle over, feature stained glass windows to the side elevation, wall lighting and down lighting to the ceiling, ceiling cornice, television centre incorporating display shelving and storage cupboards, under floor heating, laminate flooring and one central heating radiator.

UTILITY ROOM

13'10 x 9' (4.22m x 2.74m)

With an extensive range of base and wall units incorporating worksurfaces and an inset stainless steel sink, integrated fridge and freezer, downlighting to the ceiling, laminate flooring and a kickspace room heater.

REAR HALL

uPVC rear entrance door, separate cloakroom/WC with a vanity unit and wash basin and a useful storeroom leading off which incorporates a modern wall-mounted central heating boiler and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING AREAS

Access hatch to the roof space which is part boarded with a loft ladder, and doorways to:

MASTER BEDROOM 1 (REAR)

12'3 (net) x 14'8 (3.73m (net) x 4.47m)

With fitted wardrobes to one wall with a further deep walk-in wardrobe incorporating a dressing area with sliding doors, downlighting, rails and shelving, one central heating radiator and doorway to:

EN-SUITE BATHROOM

5'10 x 9'10 (1.78m x 3.00m)

With a modern suite comprising of a panelled bath with mixer taps and hand shower, vanity unit incorporating a wash basin and concealed cistern, down lighting to the ceiling, part tiled walls, laminate flooring and a towel radiator.

BEDROOM 2 (REAR)

13'10 x 11'4 (4.22m x 3.45m)

With lovely views over the rear garden and one central heating radiator.

BEDROOM 3 (FRONT)

10'5 x 13'10 (3.18m x 4.22m)

Downlighting to the ceiling and one central heating radiator.

BEDROOM 4 (FRONT)

9'6 x 9'1 (2.90m x 2.77m)

With a built in cupboard and one central heating radiator.

SHOWER ROOM

9'3 x 5'10 overall (2.82m x 1.78m overall)

Independent large walk-in shower cubicle incorporating mermaid boarding to the walls, vanity unit housing the wash basin, full height tiling and a combined towel warmer and radiator.

SEPARATE WC

2'7 x 5'10 (0.79m x 1.78m)

WC incorporating a combined sink above.

OUTSIDE

The property is set back from Eastgate behind a walled frontage with double opening wrought iron gates opening into a large gravelled parking court and leading to a brick and tile built garage with double opening main doors, side personal door, power and light laid on. There are also twin lawns with mature planting and borders.

To the rear is a spectacular garden which includes extensive

lawned areas, superb well stocked borders, mature woodland areas, only on a full inspection can you truly appreciate how beautiful this garden is. There is a large decked sun terrace adjoining the immediate rear of the property, raised vegetable beds, external taps, lighting, garden shed to a fenced composting area, and summer house.

Another feature of the property is its large bespoke garden room, measuring 26'3" x 13'1" , blending in with the surroundings perfectly and enjoying two decked terraces, with power, light, heating and its own water supply. There are bifold doors along one all to take in the super garden views, this space would make an ideal home office.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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