



**Apt 7 Alexandra House, Hornsea HU18 1PS**  
**Offers in the region of £285,000**

- Elevated Views
- Allocated Parking
- Light & Airy
- Luxury En-suite
- Super Location
- Second Floor Apartment with Lift Access
- Bigger than Some Four Bedroomed Properties!
- Spacious Master with Dressing Area & Walk Through Wardrobe
- Sea Views
- Energy Rating - B

This two bedroomed apartment enjoys a particularly convenient location close to the seafront and town centre and offers superb accommodation in excess of 1100sq ft within the second floors northern wing of this impressive building. The apartment and has the benefit of lift access and allocated parking. Must be viewed.

#### LOCATION

Alexandra House fronts onto Railway Street which leads from New Road, within a particularly convenient location for access to the seafront and main town centre.

The town also boasts the largest fresh-water lake in Yorkshire, Hornsea Mere. The Mere offers boating opportunities and leisure facilities. Hornsea leisure centre includes a learning hub, library and community services and is just a short walk from Alexandra House.

At the heart of the town is Hall Garth Park, which is 28 acres of green parkland at the centre of the town. The park includes numerous walks, children's play facilities and hosts numerous outdoor events each year. There is also the beautiful Memorial Gardens which is a short walk from Alexandra House.

Hornsea offers a wide range of independent restaurants and bars, some of which offer alfresco dining and a number are dog friendly. There are also a number of fish and chip restaurants, including the award-winning Whiteheads.

The town has good road connectivity to the wider

region via the A1035 to the South which leads to Beverley and Hull and the A165 to the North which connects to Bridlington and Scarborough. Beverley Train Station is less than 15 miles from Alexandra House, which offers direct trains to London.

#### ALEXANDRA HOUSE

Alexandra House is generously proportioned over four floors and in prime position overlooking Hornsea's seafront & offers versatile 1 & 2 bedroom accommodation in an unrivalled coastal setting.

Residing within Hornsea's Conservation Area on the site of the former Alexandra Hotel which dated back to the 1860s, Alexandra House has been thoughtfully designed to reflect and celebrate the former glory of the once beautiful hotel exterior.

#### APARTMENT 7

A perfect retreat to watch the waves in stylish comfort. Swathed in light, this apartment incorporates open-plan living with the kitchen and living areas providing ample space for socialising or simply relaxing and savouring the view! The master bedroom benefits from a spacious walk-through dressing well equipped with fitted furniture and adjoined to a luxury en-suite. A central hallway leads to a beautiful second large double bedroom with fitted wardrobes, family bathroom and useful large storage area.

#### ACCOMMODATION

Offering approximately 1,130sq ft of accommodation this second floor apartment has the benefit of lift access, allocated parking, gas central heating via modern radiators, UPVC double glazing, oak veneered internal doors and brushed steel door furniture and the remaining LABC guarantee.

#### PRIVATE ENTRANCE HALL

with LVT flooring, large useful storage area incorporating plumbing for an automatic washing machine.

#### LIVING / DINING / KITCHEN

16'6 x 29'6 (5.03m x 8.99m) with the benefit of elevated sea views, well equipped fitted kitchen with built in oven, microwave, induction hob, fridge freezer and dishwasher, adjustable spot lights and under cabinet lighting.

#### MASTER BEDROOM

22'9 x 10'8 (6.93m x 3.25m) with elevated sea views and walk through wardrobe and dressing area includes TV and data points.

#### EN-SUITE SHOWER ROOM

8'11 x 5'5 (2.72m x 1.65m) a Porcelanosa fitted suite with shower cubicle, low level w.c, pedestal wash basin, tiled floor, fully tiled walls and heated towel radiator.

#### BEDROOM 2

9' x 14'11 (2.74m x 4.55m) with fitted wardrobes along one wall, TV and data points.

#### BATHROOM

6'1 x 7'1 (1.85m x 2.16m) a Porcelanosa suite comprising a bath with shower over, soft close w.c., vanity unit with wash hand basin, fully tiled walls, tiled floor and heated towel rail.

#### COUNCIL TAX

The property has been placed in band C for council tax purposes.

#### TENURE

Apartment 7 is held on a 999 year ground lease from November 2020 with 996 years remaining. The service charge is £2150. per annum and covers maintenance of the communal areas, buildings insurance and external maintenance costs, further details will be provided by the vendors solicitors. Vacant possession will be given upon completion at a date to be agreed.

#### The Curlew Floor Plan



1,130 sq ft

Measured to finished plasterboard and disregarding internal walls

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.