



**37a Cliff Road, Hornsea HU18 1LS**  
**Offers in the region of £115,000**



- Ground Floor Garden • Located Close to the Flat Seafront
- Off Street Parking • Garage/Store
- Lovely Garden to Rear • Westerly Rear Aspect
- Energy Rating - TBC

A one-bedroom flat conversion which offers an excellent opportunity for those looking for well positioned ground floor living close to the town centre and seafront. The property also offers off street parking, garage/store and a lovely west facing, private garden to the rea.

LOCATION

This property fronts onto Cliff Road which is well placed for access to the sea front and local amenities.

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, UPVC double glazing and is arranged on one floor as follows:

SHARED ENTRANCE

With outer main door and inner door to:

PRIVATE ENTRANCE HALL

With storage cupboard and one central heating radiator.

LOUNGE

12'9" x 12' (3.89m" x 3.66m )  
Plus a bay window to the front, gas fire set in a tiled

hearth and inset with painted surround, picture rail and one central heating radiator.

KITCHEN

7'2" x 12'11" (2.18m" x 3.94m")  
Fitted base and wall units, worksurfaces with inset stainless steel sink, tiled splashbacks, slot in cooker, plumbing for automatic washing machine, breakfast bar, UPVC side entrance door and one central heating radiator.

BEDROOM

9'10" x 12'2" (3.00m" x 3.71m")  
With built in storage cupboards, sliding door to the rear garden and one central heating radiator.

BATHROOM/W.C

6'10" x 5'10" (2.08m x 1.78m)  
With a panelled bath, pedestal wash hand basin, low level w.c, and towel radiator.

OUTSIDE

The property has off street parking which leads along the side of the property (space is required to allow the first floor flat to access their parking space located to the front of the property). There is a sectional garage/store with double opening main doors, personal door, power and light laid on.

To the rear is a private garden for sole use of 37a Cliff Road, the garden has a concreted sun terrace and beyond this is a generous garden with a number of shrubs and ornamental trees, the rear garden has a fenced surround along with a greenhouse, external tap and enjoys a lovely westerly aspect.

TENURE

The flat is held on a 999 year lease from 1982 at a fixed ground rent of £25 per annum. The maintenance and any repairing costs are shared equally between the two flats.

COUNCIL TAX

This property is in council tax band A.

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.



Total area: approx. 45.8 sq. metres (492.8 sq. feet)