



# QUICK&CLARKE

The Property Specialists

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**27 New Road, Hornsea HU18 1PG**  
**Offers in the region of £350,000**



- Stunning Accommodation

• Versatile Layout

• Internal Inspection is a Must

• Kitchen & Breakfast Kitchen

• Parking to Rear

• Simply Must be Viewed

• Delightful Traditional Features

• Two Bathrooms

• Low Maintenance Garden to Rear

• Energy Rating - E

This beautiful Victorian home is simply a must-view property and can only be truly appreciated by an internal inspection.

Sitting in the heart of Hornsea with views over the Memorial Gardens the property offers stunning accommodation offering versatile living over three floors with a low maintenance garden to the rear along with off street parking and a useful external outbuilding.

MUST BE VIEWED!

LOCATION

This property enjoys a convenient central location fronting onto New Road with a pleasant outlook over Memorial Gardens and is well placed for access to most 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 offers many traditional features including Victorian fireplaces, deep skirting boards and corncicing. There is a modern fire alarm system, mains gas central heating via hot water radiators from two central heating boilers, Upvc double glazing to the majority, and is arranged on three floors as follows:

GROUND FLOOR

ENTRANCE HALL

4'7" x 18'7" (1.40m x 5.66m)  
With front entrance door, one central heating radiator, automatic lighting, tiled flooring and a stunning staircase hall leading off incorporating spindled staircase leading to the first floor with storage under and doorways to:

LOUNGE

16'4" x 15'10" deepening to 20'4" in the bay windo (5.00m x 4.85m deepening to 6.20m in the bay window)  
With a basket grate fire place incorporating an ornate tiled inset and painted marble surround, picture rail, ceiling cornice, painted strip wooden flooring and two central heating radiators.

DINING ROOM

11'10" x 16'2" deepening to 19'10" in the bay wind (3.61m x 4.93m deepening to 6.05m in the bay window)  
With marble surround with basket grate fireplace incorporating an ornate tiled inset, picture rail, celling cornice, painted strip wooden flooring and two central heating radiators.

KITCHEN

9'2" x 15'9" (2.79m x 4.80m)  
With fitted base and wall units incorporating fitted cupboards and drawers to either the side of the chimney breast, 1 1/2 bowl stainless steel sink unit, work surfaces, tiled splashbacks, built in oven and split level hob with extractor over, painted strip wooden flooring and two central heating radiators.

REAR HALLWAY/UTILITY ROOM

5'3" x 15'1" (1.60m x 4.60m)  
With Upvc rear entrance door leading to the garden, built in cupboards, plumbing for an automatic washer, painted strip wooden flooring and one central heating radiator.

BATHROOM/W.C.

5'1" x 9'4" (1.55m x 2.84m)  
With a low level W.C., wash hand basin, panelled bath with electric instant shower over, half height timber cladding to the walls, tiled splashbacks and one central heating radiator.

FIRST FLOOR

LANDING

An attractive landing with two built in storage cupboards, stairs leading to the second floor and one central heating radiator.

BEDROOM 1

13'2" x 15'11" (4.01m x 4.85m )  
With a lovely outlook over the Memorial Gardens, painted strip wooden flooring, an ornamental fireplace with tiled inset, hearth and painted surround, picture rail, fitted shelves to the side of the chimney breast, ceiling cornice, painted strip wooden flooring and one central heating radiator.

BREAKFAST/DAY ROOM

7'10" x 15'11" (2.39m x 4.85m)  
With fitted base units, display shelves, worksurfaces with tiled splashbacks, built in oven, sink unit, tiled splashbacks, painted strip wooden flooring, a lovely outlook over the Memorial Gardens and one central heating radiator.

SITTING ROOM/ BEDROOM 2

10'10" x 15'10" (3.30m x 4.83m)  
With a built in cupboard to the side of the chimney breast, ornamental cast iron fireplace with a painted surround, picture rail, celling cornice, painted strip wooden flooring, picture window overlooking the rear garden and one central heating radiator.

INNER HALLWAY

LAUNDRY ROOM

With a large utility cupboard leading off incorporating work surface and plumbing for automatic washer.

BATHROOM/W.C.

8'10" x 10'2" (2.69m x 3.10m)  
With a stunning bathroom suite comprising of a ball and claw slipper bath incorporating mixer taps and hand shower over , cantilever sink with tiled splashback, concealed cistern/w.c, part cladding to eh walls, celling cornice, an ornamental cast iron basket grate fireplace, painted strip flooring, and a traditional cast iron radiator.

SECOND FLOOR

LANDING

With two built cupboards, staircase leading to a shelved library area, roof light and a folding stairs lead to a former PRIEST HOLE which has the original fireplace.

BEDROOM 3 (REAR)

21'3" x 11'7" (6.48m x 3.53m)  
With painted strip flooring, under eaves storage, an ornamental cast iron basket grate fireplace with a painted surround and two central heating radiators.

BEDROOM 4 (FRONT)

21'4" x 11'8" (6.50m x 3.56m)  
With an ornamental basket grate fireplace with painted surround, painted strip wooden flooring, under eaves storages cupboard, dormer window and Velux roof light, built in cupboards and display shelves and two central heating radiators.

OUTSIDE

The property fronts onto an ornamental fore garden with mature planting and to the rear is good sized mainly gravelled garden with a vehicular access which leads between Westbourne Road and New Road and provides plenty of off street parking via double opening timber gates. There are also two useful large brick stores.

COUNCIL TAX

The property is in band D for council tax purposes.

TENURE

The tenure of this property is understood to be freehold, confirmation will be provided by the vendors solicitors.

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.

