



**8 Westbourne Road, Hornsea HU18 1PQ**  
**Offers in the region of £369,950**



- Superb Period Property
  - Extensively Re-furnished by the Current Owners
  - High Specification Throughout
  - Ralph Toogood Fitted Kitchen
  - Two Receptions & Day Room & Kitchen
  - Two Beautiful Modern Shower Rooms
  - Generous Garden to Rear
  - Energy Rating - D
- Parking to the Rear

Stunningly presented throughout, this home has been lovingly refurbished throughout by the current owners to a particularly high specification with a superb day room & kitchen with Neff appliances, two beautifully appointed reception rooms, two modern shower rooms and spacious four bedroomed accommodation with one bedroom featuring its own freestanding bath for that extra indulgence! Externally there is a west facing garden to the rear along with a private double parking bay.

This is a home which simply must be viewed.

LOCATION

This property enjoys a particularly convenient central location fronting onto Westbourne Road which leads between Cliff Road and New Road just a short distance to the north of the main town centre. Hall Garth Park, beach and seaside amenities also within easy walking distance.

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 via hot water radiators from a recently renewed modern central heating boiler which was installed in 2024 and has a 12 year guarantee, the external drains have been lined, there is majority uPVC double glazing with double glazed timber units to the remainder and double glazed Velux roof lights, and the accommodation is arranged on three floors a follows:

PORCH

With double opening outer doors incorporating feature stained glass and inner door to:

ENTRANCE HALL

3'11 x 24'10 (1.19m x 7.57m)  
With a spindle staircase leading off incorporating a cupboard under, dado rail, ceiling cornice, decorative moulding to the ceiling and feature traditional style aluminium radiator.

LOUNGE

12'8 x 16'8 into bay (3.86m x 5.08m into bay)  
Gas coal effect fire set in a cast iron inset with a timber surround, delph rack, ceiling cornice and one central heating radiator.

DINING ROOM / SITTING ROOM

11'2 x 13'2 (3.40m x 4.01m)  
With a gas fire set in an ornate tiled inset with a cast iron basket grate and timber surround, picture rail, ceiling cornice and one central heating radiator.

DAY ROOM & KITCHEN

11'4 x 23'11 max (3.45m x 7.29m max)  
A Ralph Toogood kitchen takes centre stage with an extensive range of base and wall units incorporating stunning Quartz worksurfaces with a matching central island and breakfast bar, inset twin Belfast sink, top of the range Neff appliances including, fridge, dishwasher and a combination oven. There is a Rangemaster Elan cooker with extractor hood over, wine fridge and downlighting to the ceiling.

There is a wood burning stove set on a tiled hearth, built-in cupboards to one side of the chimney breast matching the kitchen units, downlighting to the ceiling and one central heating radiator.

UTILITY ROOM

8'6 x 7' (2.59m x 2.13m)  
With plumbing for an automatic washing machine and space for a tumble dryer above, two double glazed Velux rooflights, Upvc rear entrance door and one central heating radiator.

CLOAKS / WC

2'7 x 4'10 (0.79m x 1.47m)  
Wall-mounted Ideal central heating boiler, low level WC, and a vanity unit housing the wash basin.

FIRST FLOOR LANDING

With built-in cupboards and hatch leading to a roofspace which houses the hot water cylinder.

BEDROOM 1 (FRONT)

17'2 x 13'8 (5.23m x 4.17m)  
Built-in wall cupboard, wardrobes incorporating sliding fronts, ceiling cornice and two central heating radiators.

BEDROOM 2 (REAR)

11'3 x 13'1 (3.43m x 3.99m)  
With a feature twin ended bath with mixer taps and hand shower, fire surround built-in cupboards, ceiling cornice, picture rail and one central heating radiator.

BEDROOM 3 (REAR)

11'4 x 12'2 (3.45m x 3.71m)  
With a painted ornamental fireplace and one central heating radiator.

SHOWER ROOM / WC

6'4 x 9'6 overall (1.93m x 2.90m overall)  
With a superb modern suite by Ralph Toogood's of Hornsea providing a large shower cubicle with hand shower and rain shower above, high flush w.c, vanity unit with inset sink, mermaid boarding to the walls, downlighting to the ceiling and a combined radiator and towel warner.

SECOND FLOOR

With a small landing, built in under eves storage, double glazed Velux rooflight and one central heating radiator.

BEDROOM 4 (FRONT)

17'3 x 10'11 (5.26m x 3.33m)  
With sloping ceiling, ornamental fireplace, built-in cupboard and one central heating radiator.

SHOWER ROOM / WC

11'3 x 7'8 (3.43m x 2.34m)  
With a modern suite by Ralph Toogood's of Hornsea incorporating a large walk in shower cubicle with mixer taps and hand shower, mermaid boarding to the shower walls, low level traditional w.c, pedestal wash hand basin, built-in under-eaves storage space, a double glazed Velux rooflight and a combined traditional radiator and towel warmer.

OUTSIDE

The property fronts onto a low maintenance foregarden behind a dwarf brick walled frontage and handgate. (this is currently due to be upgraded with feature ornate tiling and a central gravelled area).

To the rear is an attractive garden enjoying a delightful southerly aspect, with extensive patio seating and boarders with attractive planting. There is also a large garden store and outside cold water tap. A vehicular access leads from the west of Westbourne Road providing access to a double width parking bay and bin area.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band B.

EXTRAS

All fitted floor coverings, bespoke blinds, Rangemaster cooker and wardrobes are included in the sale of this property.

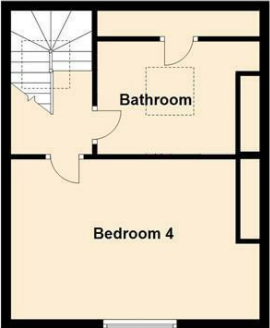
Ground Floor  
Approx. 77.2 sq. metres (831.1 sq. feet)



First Floor  
Approx. 65.2 sq. metres (702.2 sq. feet)



Second Floor  
Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 176.1 sq. metres (1895.5 sq. feet)

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.