





The Property Specialists

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25 Beckside, Hornsea HU18 1RT
Offers in the region of £115,500

- G r o u n d F l o o r • Two bedrooms
Apartment

• Modern Kitchen

• F i t t e d B e d r o o m
Furniture

• Great Location

• Courtyard Parking

• Energy Rating - TBC

A single level self contained two bedroomed apartment which enjoys a lovely tucked away location within Beckside, convenient for access to Tesco and the town centre.

LOCATION
This property is located on Beckside, a pleasant varied cul-de-sac which leads from Southgate, well placed for access to the town centre 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 via hot water radiators, UPVC double glazing and is arranged on one floor as follows:

ENTRANCE HALL
3'8" x 20' (1.12m x 6.10m)
With a UPVC front entrance door and one central heating radiator complete with cover.

LOUNGE
10'7" x 15'10" (3.23m x 4.83m)
With a bow window to the front, an electric set in a surround and hearth and one central heating radiator.

KITCHEN
9'7" x 10'6" (2.92m x 3.20m)
With a good range of modern base and wall units incorporating contrasting work surfaces with an inset sink unit and tiled splashbacks, built in oven and ceramic hob with cooker hood over, plumbing for an automatic washing machine, wall mounted modern central heating boiler, built in cylinder/airing cupboard and one central heating radiator.

BEDROOM 1 (FRONT)
10'7" x 10'5" (3.23m x 3.18m)
With fitted wardrobes incorporating top storage cupboards and one central heating radiator.

BEDROOM 2 (CURRENTLY USED AS A SECOND SITTING ROOM)
8'7" x 9'8" (2.62m x 2.95m)
With fitted wardrobes and a UPVC rear entrance door and one central heating radiator.

SHOWER ROOM/W.C.
6'7" x 5'7" (2.01m x 1.70m)
With a walk in shower area with full height tiling to the walls and incorporating an electric instant shower, wash hand basin, low level W.C. and one central heating radiator.

OUTSIDE
The property fronts onto a small foregarden and to the rear is a courtyard parking area with one space allocated for this apartment plus additional casual parking spaces. There is also a shared seating area to the rear of the property along with a bin store.

TENURE
This property is held on a 999 year lease from September 1984 at a peppercorn ground rent with an annual charge of approximately £336.00 which includes insurance of the building comprising of the four apartments and shared maintenance cost. This cost wad for the year 2024-2025 and works out at approximately £28.00 per calendar month.

COUNCIL TAX BAND
The council tax band for this property is band A.

FLOOR PLAN

TO FOLLOW

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.