



New Road **Hornsea, HU18 1PG**

**** STYLISH TOP FLOOR FLAT, SET WITHIN THIS BEAUTIFUL PERIOD PROPERTY, ENJOYING A CENTRAL LOCATION WITH VIEWS OVER THE MEMORIAL GARDENS****

Ideal for the first time buyer or those looking for a holiday home. Set in the heart of the popular seaside town of Hornsea within walking distance of the beach and the town centre is this stylish top floor flat. The open plan layout incorporates the breakfast kitchen and living area enjoying views over the Memorial Park. There is a double bedroom and a bathroom with Jacuzzi bath. Outside there is a paved communal terrace with an array of colourful plantings and steps taking you down onto New Road.

Make this one high on your viewing list!

Agent note: This property cannot be used as a commercial holiday let.

EPC Rating - G Council Tax Band - A Tenure - Freehold

Offers Over £95,000

Entrance Hall

An attractive front entrance door opens to invite you in, with stairs leading up to the top floor and a private entrance door to the flat.

Open Plan Breakfast Kitchen to Living Area

20'0" x 11'10" (6.10 x 3.61)

A contemporary layout incorporating the breakfast kitchen and living area. The kitchen area has a range of fitted units comprising base and wall units with woodblock effect work surface and breakfast bar. Built in electric oven with ceramic hob and stainless steel extractor hood above. Plumbing for dishwasher and space for fridge freezer. Tiling to splashbacks and flooring. The lounge has a feature fire surround with inset electric stove, laminate flooring and three double glazed windows to front elevation, enjoying views over the Memorial Gardens.

Bedroom 1

10'11" x 7'4" (3.34 x 2.24)

A double bedroom with double glazed window to rear elevation.

Bathroom

7'7" x 5'0" (2.32 x 1.53)

The bathroom has a three piece suite to include a jacuzzi bath, low level W.C. and vanity wash

basin with useful storage cupboard below.

Outside

To the front of the property is a communal terraced area with an array of colourful planting and shrubbery, steps take you down onto New Road.

Agents Note

The flat is Freehold

There is a small charge for communal lighting which averages about £3.00 a month based on the 5 flats within. Building Insurance is paid per annum. (January 2023 payment of £87.00)

About Us

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Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape

measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- [Central Location](#)
- [Residential Letting Allowed](#)
- [Bathroom/Shower Room](#)

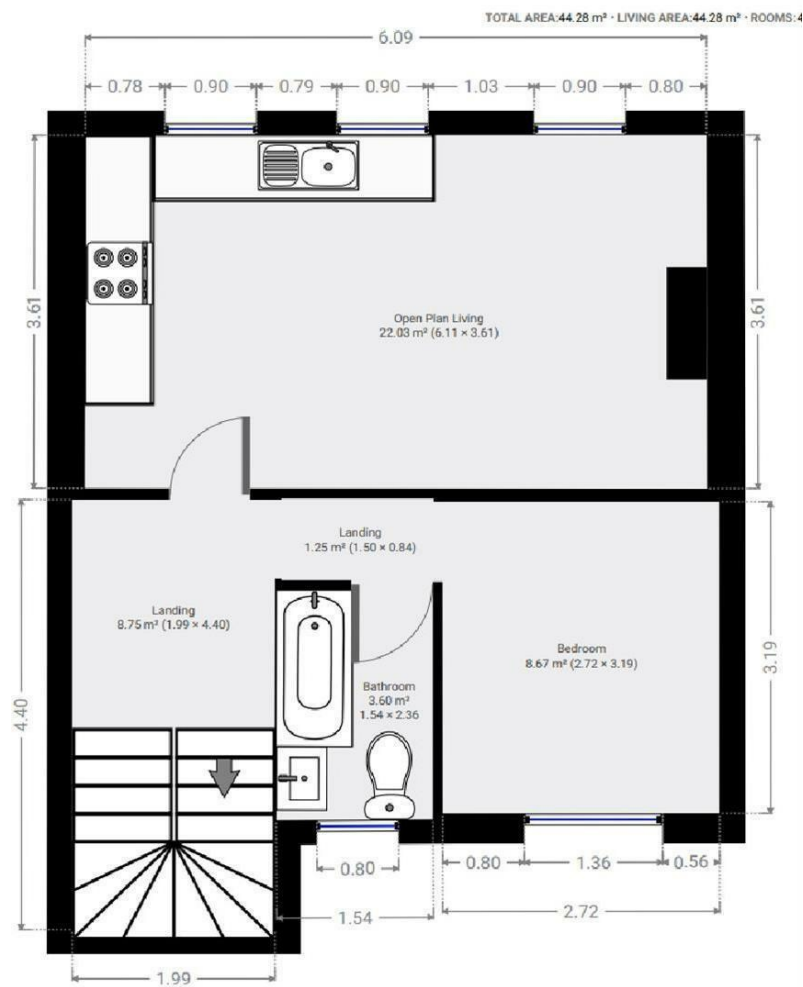
- [Top Floor Flat](#)
- [Open Plan Breakfast Kitchen and Living Area](#)
- [Enjoying Views over Memorial Gardens](#)

- [No Chain](#)
- [Double Bedroom](#)
- [Viewing Recommended](#)





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | 74 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |