



Esplanade Hornsea, HU18 1NQ

*****SEASIDE ELEGANCE: STUNNING TOWNHOUSE WITH BREATHTAKING SEA VIEWS***** Indulge in coastal luxury boasting a coveted seafront location and panoramic views of the sea. Seamlessly blending modern sophistication with timeless period features, this residence offers four bedrooms, three bathrooms, and two receptions, promising a lifestyle of refined comfort and seaside splendor.

The two receptions, including a formal living room offer a versatile space for entertaining or relaxation and the layout is thoughtfully designed to accommodate various lifestyles and preferences.

Viewing is essential to properly appreciate this lovely property so call us now to book your viewing on 01964 533343.

EPC Rating - C, Council Tax Band - C, Tenure - Freehold.

£350,000

Porch

Open porch with original tiles to walls and floor. Beautiful bespoke stained glass panel in the front door with block wooden floor.

Hallway 22'6" x 5'10" (6.88 x 1.79)

Original glass door, laminate flooring, dado rail, original corbels and coving to ceiling. Two radiators, stairs to first floor with spindle bannister and carved newel post.

Living Room 16'4" x 15'9" (5.00 x 4.81)

Large picture window to front with views over the Floral Hall to the sea. original coving to the ceiling, dado and picture rails, reclaimed oak block wooden floor, wooden mantle piece with granite hearth and wood burning stove with ornate pattern behind the stove. Three radiators.

Sitting Room 13'7" x 13'6" (4.15 x 4.12)

French doors to the rear with window either side, dado and picture rail with original coving to ceiling, wooden mantelpiece with granite hearth housing a log burner style gas fire, reclaimed oak block wooden flooring and two radiators.

Kitchen/Diner 29'1" x 10'1" (8.87 x 3.09)

Ideal entertainment space this modern kitchen diner has a large dining area with two windows to the side, ample downlighters and laminate flooring. Moving seamlessly into the kitchen area there are high gloss wall and base units with composite worktops incorporating a shaped 1 1/2 sink unit and drainer with splashbacks. Integrated electric double oven and induction hob, microwave, wine fridge, space for fridge freezer, laminate flooring and radiator.

Utility Room 10'11" x 11'1" (3.35 x 3.40)

Door to the rear garden and window to rear, wall and base units with work surfaces over and sink and double drainer unit, space for washing machine. Part tiled walls, tiled flooring, built in cupboard and door to wc.

WC 5'5" x 2'7" (1.67 x 0.79)

Window to side, low level wc, extractor fan and wall mounted electric heater.

First Floor Landing 17'11" x 5'10" + 15'0" x 3'11" (5.47 x 1.80 + 4.58 x 1.20)

Access to loft with stained glass panel, coving to ceiling and dado rail.

Master Bedroom 15'10" x 11'7" (4.85 x 3.54)

Window to front with views over the sea, a range of fitted wardrobes with overhead cupboards and drawers. Cupboard doors hide an en suite shower room. Engineered wooden flooring, tv point and two radiators.

En suite Shower Room 6'0" x 5'6" (1.85 x 1.69)

White three piece suite comprising:- step in shower cubicle, low level WC and feature wash hand basin. Part tiled walls and engineered wooden floor, down lighters and fan plus ladder style radiator.

Bedroom 2 13'6" x 11'4" to wardrobe front (4.13 x 3.47 to wardrobe front)

Window to rear, fitted wardrobes, carpeted flooring and radiator

En suite Shower Room 6'2" x 5'8" (1.89 x 1.74)

White three piece suite comprising:- Step in shower cubicle, vanity unit with wash hand basin and low level wc. Down lights and extractor fan laminate flooring and ladder style radiator.

Separate WC

Window to side, low level wc, extractor fan fully tiled walls and laminate tiled effect floor.

Bedroom 3 13'8" x 10'5" (4.17 x 3.20)

window to rear, carpeted flooring and radiator.

Bedroom 4 11'6" x 7'8" (3.52 x 2.36)

Window to front with views over the sea, carpet and radiator.

Family Bathroom 11'2" x 6'0" (3.42 x 1.83)

Window to side, white four piece suite consisting of :- panelled bath with shower over and screen, vanity unit with hand wash basin and low level wc plus bidet. vinyl flooring, extractor fan and ladder style radiator.

Front Garden

Tiered garden at the front with two parking

spaces at the very front, steps to the garden with decking and paved area, [planted borders and fenced boundaries.

Rear Garden

Rear courtyard with shed and wood store. Gate to rear 10' with entrance to Hartley Street.

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

Disclaimer

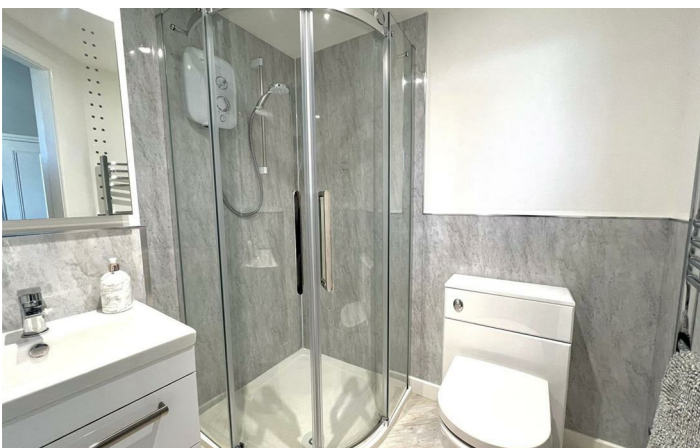
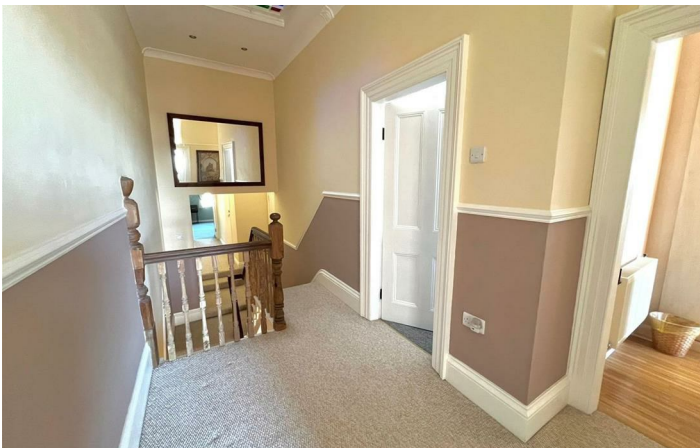
Laser Tape Clause - Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

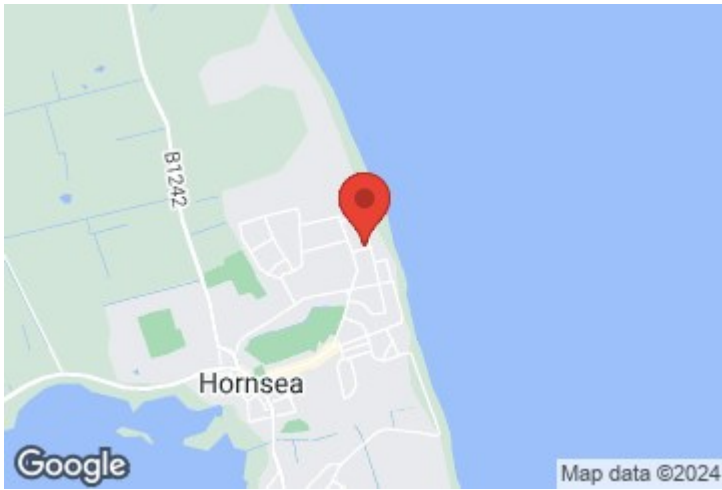
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 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.

- Rarely available property with sea views
- Beautifully presented period home
- Three reception rooms
- Four bedrooms, three bathrooms
- Utility room and wc
- Viewing highly 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			71 83
(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	

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	