



## 1 Wilton Road

Hornsea, HU18 1QU

£165,000



- Newly renovated apartment
- Close to town and sea
- First floor
- Well appointed kitchen diner
- Two bedrooms and a bathroom
- Viewing highly recommended

\*\*\*\*\*BEAUTIFULLY APPOINTED FIRST FLOOR APARTMENT NEAR TO TOWN AND SEAFRONT\*\*\*\*\* Nestled within an elegant period building, this first-floor apartment captures the essence of timeless character while providing contemporary living spaces. Comprising entrance hall, large well designed kitchen diner with integrated appliances, cosy lounge, two bedrooms and bathroom, with its generous proportions and enviable location, this property is ideal for those seeking a distinctive home with a touch of coastal charm. Whether it is for yourself or for an investment you won't fail to be impressed buy this lovely apartment so call us now to book your viewing and speak to Claire, Lisa or Donna on 01964 533343. Energy rating - D, Council Tax Band - Awaiting, Tenure - Leasehold.

### Communal Hallway

Entrance at the rear of the property with stairway to apartment 2 & 3. Window to rear and built in cupboard..

### Hallway

Wooden entrance door into hallway with doors to both bedrooms and bathroom and stairs to the lounge, kitchen and study.

### Lounge 14'7" x 15'5" max (4.47 x 4.70 max)

Bay window to front with some views to the sea. Carpet, down lights and electric radiator.

### Study 6'9" x 4'10" (2.06 x 1.48)

### Dining Kitchen 13'1" x 13'5" (4.00 x 4.11)

Window to front, a range of fitted wall and base units with worksurfaces over and splash backs incorporating 1 1/2 bowl sink unit and drainer with mixer tap over. Electric oven and hob with extractor hood, integrated fridge freezer, dishwasher and washing machine, vinyl flooring. Some sea views and room for a table and chairs.

### Bedroom 1 9'11" x 8'4" (3.03 x 2.56)

Window to rear, carpeted flooring, down lights and electric radiator.

### Bedroom 2 9'8" x 9'1" (2.96 x 2.77)

Window to rear, carpeted flooring, down lights and electric radiator.

### Bathroom 6'11" x 6'8" (2.12 x 2.05)

White three piece suite comprising:- panelled bath with shower over, vanity unit with hand wash basin and low level wc. Tiled walls and vinyl flooring, extractor fan and heated towel rail.

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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.

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### 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.



## Floorplan

## Energy Efficiency Graph

