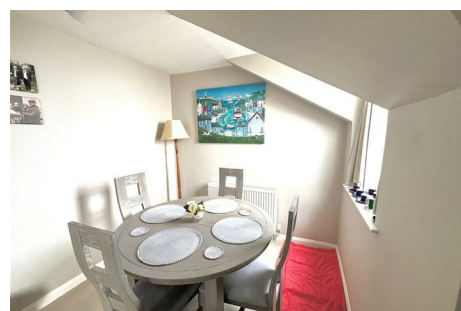




## Marine Drive Hornsea, HU18 1NJ

\*\*\*\*\*SEA VIEWS FOREVER\*\*\*\*\* Located in a prime position, this penthouse apartment provides unparalleled sea views, making it a tranquil retreat by the coast. The spacious layout and bright interiors offer a perfect blend of comfort and style, ideal for both permanent residence or a holiday getaway. Featuring good-sized rooms throughout, including a lounge diner, kitchen, bathroom, and versatile bedroom/sitting room, this leasehold property also benefits from a garage and parking. Perfect for those seeking a serene coastal lifestyle in an elevated position. Close to the Hornsea Hub and Floral Hall it is only a short walk to the town centre making this lovely property a must see. Call us now to book your viewing and don't miss out.

Current energy rating - C, Council Tax band - A, Tenure - Leasehold.

**£180,000**

### Communal Hallway

Communal hallway with stairs to all apartments.

The regular cleaning of the communal areas is carried out every week, the external windows are cleaned monthly and this is covered by the service charge.

### Reception Hall 17'1" x 6'11" (5.23 x 2.11)

A large hallway with doors to all rooms, space for coat storage, access to roof space and radiator.

### Lounge/Diner 24'6" max x 13'0" max (7.48 max x 3.98 max)

Windows to side and front with panoramic views over the sea, television point and two radiators.

### Kitchen 12'10" x 7'9" (3.93 x 2.37)

Two windows to front, a range fitted wall and base units, work surfaces over incorporating a one and a half bowl sink unit and drainer with mixer tap over. Electric oven and hob with extractor hood, space for a washer and dryer and space for a fridge freezer. Part tiled walls, laminate flooring and radiator.

### Bedroom 13'11" max x 18'6" max (4.26 max x 5.65 max)

Narrows to 3.03x 2.75 window to front, television point carpeted flooring and two radiators. This used to be two bedrooms and could very easily be returned to that state if the new owner required.

### Bathroom 6'7" x 5'6" (2.01 x 1.68)

Window to rear, white three-piece suite comprising :- panelled bath with shower over, pedestal hand wash basin and low-level WC. Part tiled walls, laminate flooring, extractor fan and ladder style radiator.

### Garage and Parking

There is a garage in the block at the base of the building with power and light. There is also a private parking space in the courtyard.

### 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.

### Agent Note

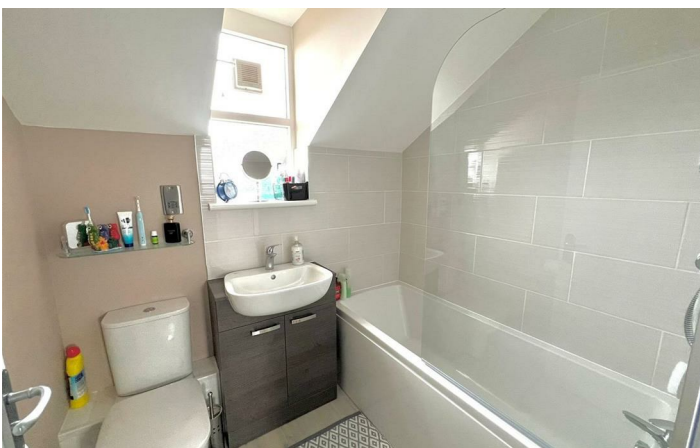
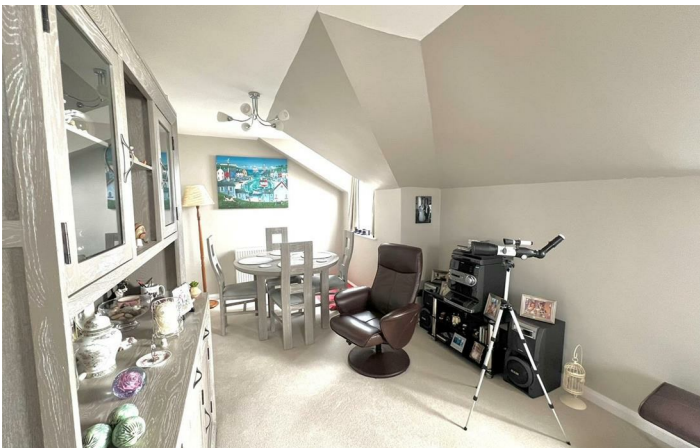
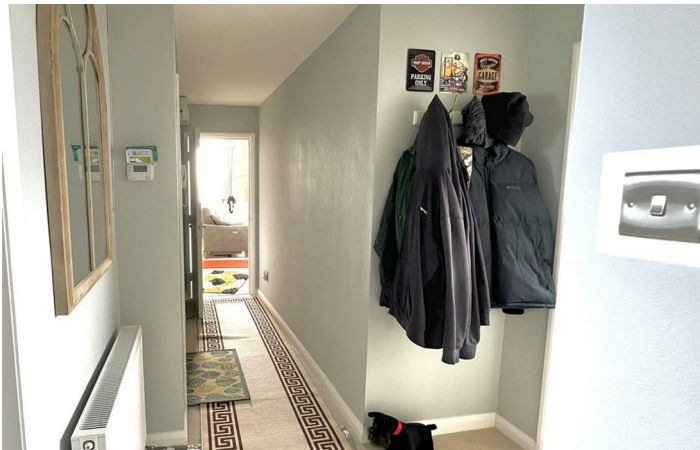
Whilst available for permanent living or a private holiday home this property can be used as a residential let but not for a holiday let.

- Panoramic sea views from most windows
- Lounge diner
- Garage and parking

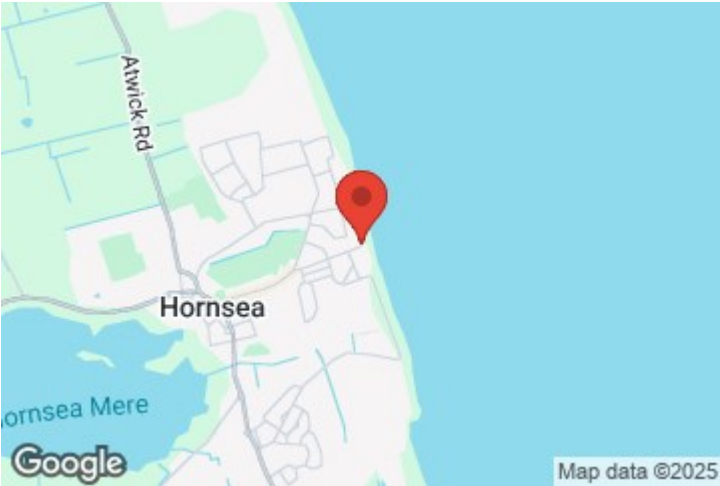
- Penthouse apartment
- Kitchen and bathroom
- Great location

- Beautifully presented
- Large bedroom
- Viewing essential

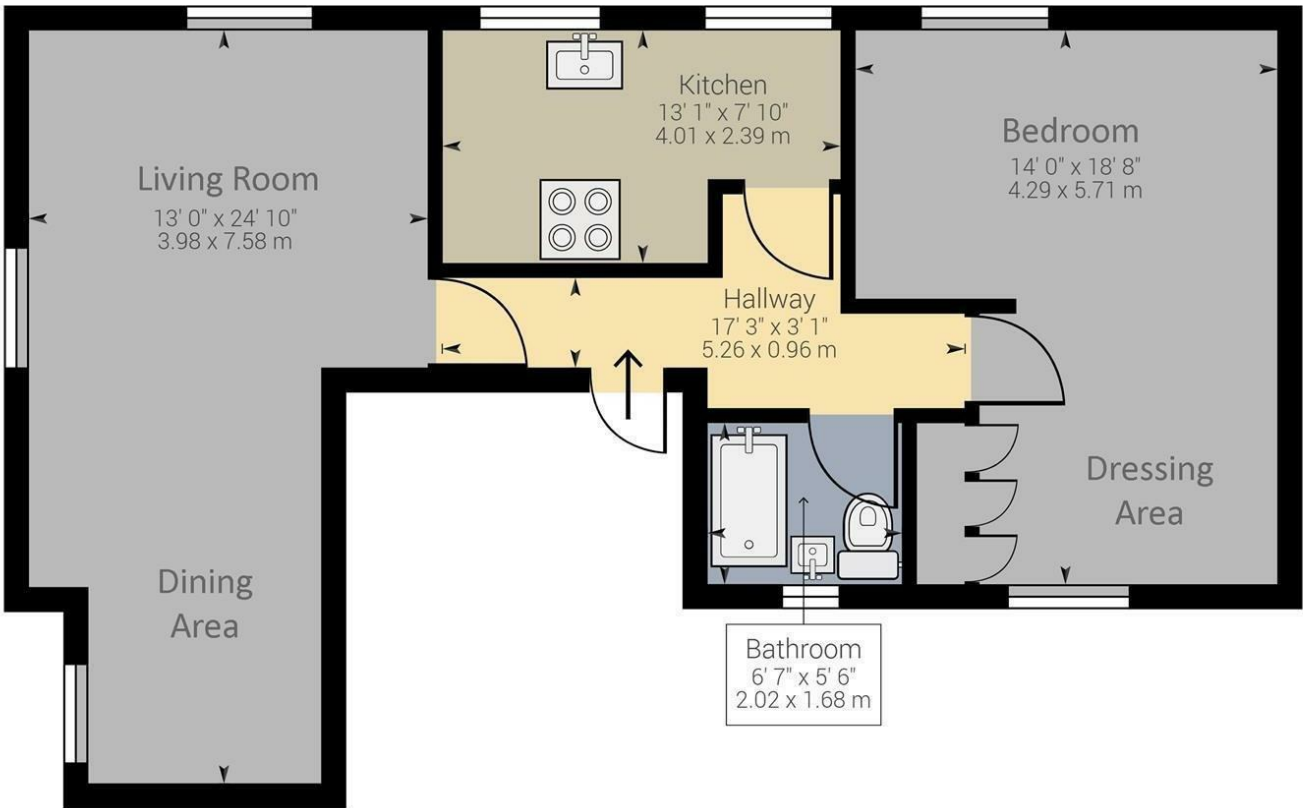








Floor Plan



Apartment 4

Approximate net internal area: 716.99 ft<sup>2</sup> / 66.61 m<sup>2</sup>  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such

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 firms 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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