



## **Atwick Road** Hornsea, HU18 1EA

Perched on the high point of the prestigious Atwick Road, this penthouse apartment offers unparalleled views of the Hornsea landscape including views of the sea to the rear and is a true gem waiting to be discovered. The light and airy space within the property creates a welcoming atmosphere that is perfect for both relaxation and entertainment. Priced to sell, this property presents a unique opportunity to own a piece of Hornsea's history. Don't miss out on the chance to make this extraordinary property your new home. Call us now to book your viewing on 01964 533343.

Current energy rating - D, Council Tax Band - A, Tenure - Leasehold.

**£95,000**

### **Communal Eantrance**

Large reception hall with stairs up to the penthouse apartment.

### **Entrance Hall 14'4"×3'7" (4.37×1.11)**

Electric storage heater

### **Lounge 16'0" × 15'10" (4.90 × 4.83)**

attractive brick fireplace with wooden mantle tiled Hearth and log burner TV point window to front

### **Kitchen 13'1"×12'0" max (4.00×3.67 max)**

Window to rear with some sea views wall and base units with worktops over incorporating a one and a half sink and drainer unit electric storage heater vinyl floor space for electric cooker with extractor over and tiled splashback door to a small pantry.

### **Back Hallway 10'0" x 5'8" (3.06 x 1.73)**

With glass loft hatch, built-in cupboard and stairs down to back exit

### **Bedroom 1 13'0" x 10'2" (3.97 x 3.11)**

Window to side, electric storage heater and carpet

### **Bedroom 2 19'9" x 8'5" (6.03 x 2.57)**

Window to side, attractive beam feature, built-in cupboard,

separate eaves storage cupboard, electric storage heater and carpet

### **Bedroom 3 14'8" x 12'11" (4.49 x 3.95)**

Window to front and side, door to the turret room and carpet.

### **Turret Room 6'1" x 6'1" (1.86 x 1.86)**

Circular room with five windows.

### **Bathroom 9'1" x 7'5" (2.78 x 2.28)**

Window to side, panelled bath with shower over, pedestal hand wash basin, low-level WC, tiled walls and floor and built-in cupboard.

### **Outside**

Communal garden to rear with parking space.

### **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

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**

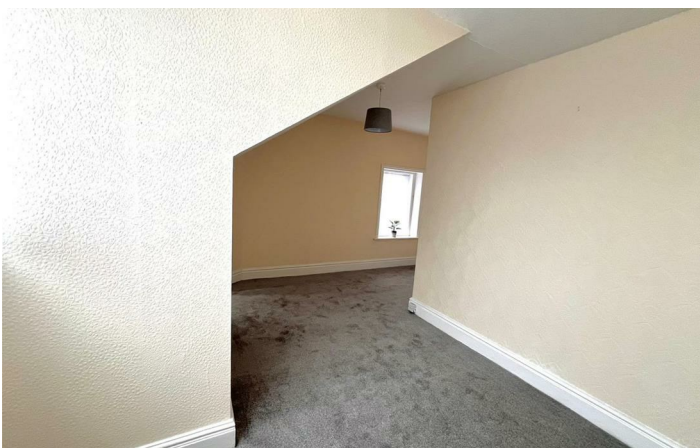
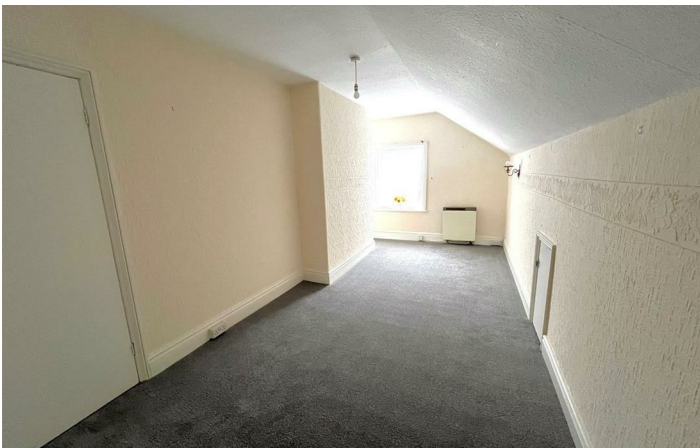
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Penthouse apartment
- Lounge & kitchen diner
- Turret room

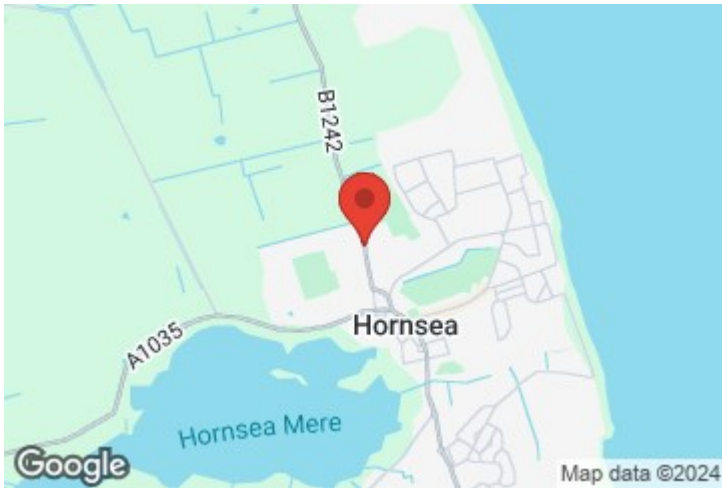
- Iconic Hornsea building
- Three bedrooms
- Communal garden and parking

- Spacious, airy home
- Large bathroom
- Viewing highly recommended









## Floor Plan

### Floor Plan

Approx. 108.0 sq. metres (1162.6 sq. feet)



Total area: approx. 108.0 sq. metres (1162.6 sq. feet)

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) <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	62	76

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		