



Eastgate View Hornsea, HU18 1DT

*****BEAUTIFULLY PRESENTED COTTAGE IN A PRIME TOWN CENTRE LOCATION WITH NO CHAIN***** Located just a short distance from the town and schools, the Mere, Hall Garth Park and, of course, the sea front, Eastgate View is ideally located to enjoy Hornsea to the full. A well-maintained property boasting bright and spacious interiors, with dual aspect rooms on both floors, it enjoys a sunny position all day, making it naturally warm and cosy, a perfect home for couples, small families, also ideal as a holiday home or for anyone looking to enjoy the vibrant town centre lifestyle. It has been extensively renovated and decorated throughout with many brand new features such as consumer unit, internal doors, carpets, radiators, shower, thermostat, washing machine and a ceramic hob. With large hallway, two reception rooms providing ample living space, kitchen and two generously sized bedrooms, a four piece bathroom suite and off street parking, this home offers both comfort and practicality in spades.

Call Lisa, Claire or Donna now to book your viewing on 01964 533343

Current Energy Rating - D, Council Tax Band - A, Tenure - Freehold.

Price £149,950

Entrance Hall 11'6" x 8'11"
(3.53 x 2.74)

Glazed entrance door, tiled floor, staircase to first floor landing, spindle banister and radiator.

Lounge 13'10" x 14'0" (4.23 x 4.29)

Front & side aspect windows, electric fire, telephone point, television point, carpeted flooring and radiator.

Dining Room 14'1" x 10'4"
(4.30 x 3.17)

Side aspect window, carpeted flooring and radiator.

Kitchen 5'10" x 9'6" (1.80 x 2.90)

A range of fitted wall & base units with work surfaces over, single drainer sink unit, built-in electric oven and brand new hob, part tiled walls, tiled floor and new washing machine.

First Floor Landing

Front aspect window, access to roof space, two built in cupboards.

Bedroom 1 12'4" x 12'1"
(3.78 x 3.70)

Front & side aspect window and radiator.

- Town centre location
- Two receptions or third bedroom
- Off street parking

Bedroom 2 12'0" x 9'1" (3.66 x 2.79)

Side aspect window and radiator.

Bathroom

Rear aspect window, four piece suite comprising; panelled bath, pedestal wash hand basin, step in shower cubicle and low level W.C, part tiled walls, and radiator.

Off Road Parking

To the rear of the property.

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.

- Good quality recent refresh
- Great sized bedrooms
- Viewing highly recommended

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.

- Light and spacious
- Large bathroom with separate shower cubicle





Floor Plan



Total area: approx. 81.0 sq. metres (871.8 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		65
(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