



Marlborough Avenue Hornsea, HU18 1UA

Nestled on Marlborough Avenue in the charming coastal town of Hornsea, this beautifully appointed brand new apartment offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a modern and comfortable home.

The apartment features a spacious reception room, ideal for relaxation or entertaining guests. The contemporary design and high-quality finishes throughout create an inviting atmosphere that is both stylish and functional. The well-equipped bathroom ensures convenience and comfort for all residents. One of the standout features of this property is the ample parking available, a rare find in many urban settings. This added convenience allows for easy access and peace of mind for those with multiple cars or visitors. Situated in Hornsea, residents can enjoy the benefits of coastal living, with beautiful beaches and local amenities just a short distance away. This apartment is not only a home but a gateway to a vibrant community and a relaxed lifestyle.

In summary, this brand new apartment on Marlborough Avenue is an excellent opportunity for anyone looking to embrace modern living in a picturesque location. With its thoughtful design, ample parking, and proximity to the coast, it is sure to attract interest from discerning buyers. Call now to book to see it with Lisa, Claire or Donna on 01964 533343.

Current Energy Rating - E, Council Tax Band - A, Tenure - Leasehold.

£159,950

Hallway 18'8" x 3'2" (5.69 x 0.98)

UPVC door to hallway with downlights and electric radiator.

Open Plan Kitchen Dining Area 18'0" x 9'8" (5.50 x 2.97)

Multipurpose room. Kitchen diner area with a range of matching wall and base units with complementary worktops over and 1 1/2 bowl sink and drainer unit, electric oven and hob with extractor over, integrated appliances including dishwasher, washer, undercounter fridge and freezer, part tiled walls and tiled flooring plus electric radiator.

Lounge Area 11'10" x 9'2" (3.62 x 2.80)

Window to front, lounge area with carpet and downlights plus electric radiator.

Bedroom 1 10'5" x 10'3" (3.19 x 3.13)

Window to side, built in cupboard with the water heater, carpet and downlights.

Bedroom 2 11'6" x 6'10" (3.52 x 2.09)

Window to side, carpet, downlights and electric radiator.

Bathroom 7'2" x 6'5" (2.19 x 1.98)

Beautifully appointed bathroom with panelled bath and shower over with glass panel, vanity unit with wash hand basin plus low level wc. Tiled walls and flooring.

Outside

Large gravelled driveway to the left with ample parking and access to the front door.

Tenure Clarification

LEASEHOLD DETAIL

How does the leasehold work?

The leaseholder will be a company set up by the existing owner of the

building (eg Marlborough Properties Hornsea LTD).

The company will hold 2 shares, the owner of each apartment will be allocated 1 share, giving each apartment owner equal shares in the company. This will be carried out via each parties solicitors at point of purchase.

As part of the leasehold arrangement, individual apartment responsibilities for ongoing maintenance will be detailed within, as follows:

- The 2 apartments with will be equally responsible for the upkeep of the parking areas.
- The ground floor apartment will be responsible for the roof areas at each end of the building, specific to that apartment.
- Responsibility for the remaining fabric of the building and roof will be shared equally between both apartments.

Each apartment will come with a 999 year lease term.

For any further information please call the office.

About Us

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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.

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.

Amenities

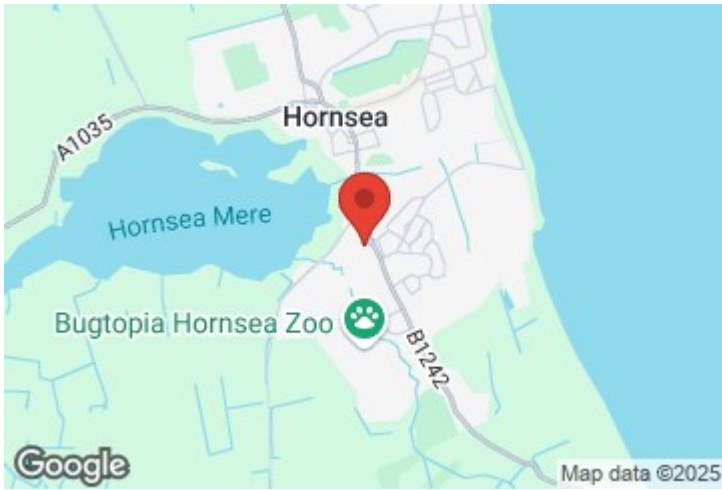
Hornsea has a lovely community feel and you will be made very welcome here. Whatever your interests there are like minded people and a club for everything from Ceilidhs, fishing, crafting and more. This property is close to sea, mere and town centre placing you in a perfect position to get to all of Hornsea's amenities in a short time.

- Brand new conversion
- Open plan living area
- Ample parking

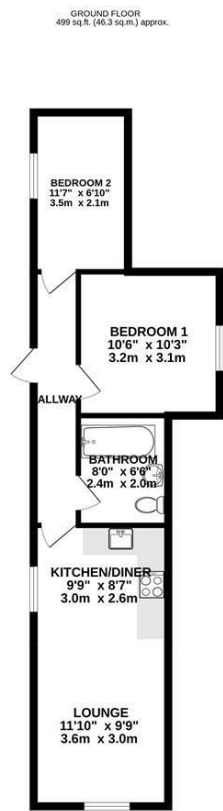
- Ground floor accommodation
- Two bedrooms
- Viewing essential

- Beautifully presented
- Attractive bathroom





Floor Plan



TOTAL FLOOR AREA: 499 sq ft (46.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	41
(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	