



## Esplanade Hornsea, HU18

\*\*\*\*\*STUNNING PANORAMIC VIEWS OF THE SEA AND NO CHAIN\*\*\*\*\* Nestled along the picturesque Esplanade in Hornsea, this charming end terrace house offers a delightful blend of period features and modern living. The stunning panoramic sea views from the property are truly breath taking, providing a serene backdrop to your daily life. Imagine enjoying your morning coffee while gazing out at the tranquil waters, or hosting friends and family in a setting that is both elegant and relaxed. This home is key ready, allowing you to move in without delay and start enjoying the coastal lifestyle that Hornsea has to offer. With no chain involved, the process of acquiring this property is made even simpler, ensuring a smooth transition to your new abode.

With three well-proportioned bedrooms and two bathrooms, this property is perfect for families or those seeking a spacious retreat by the sea. As you step inside, you will be greeted by two inviting reception rooms that are beautifully light and airy, creating a warm and welcoming atmosphere. Whether you are looking for a permanent residence or a holiday home, this lovely property on the Esplanade is a rare find. Its combination of character, space, and stunning views makes it a must-see for anyone seeking a slice of coastal living. Don't miss the opportunity to make this beautiful property your own. Current EPC Rating - E, Council Tax band - B, Tenure - Freehold.

**£320,000**

### Entrance Porch

Double glazed entrance door to porch with courtesy light.

### Entrance Hall 20'7" x 5'7" (6.28 x 1.72)

Bright and airy entrance hall with window to side, stairs to first floor landing with spindled banister and understairs cupboard plus radiator.

### Lounge 14'11" x 12'9" (4.56 x 3.90)

Large bay window to front with stunning views over the sea, wooden mantelpiece with tiled inset and marble effect hearth housing a gas fire, original coving and ceiling rose, television point, laminate flooring and three radiators.

### Sitting Room/Diner 16'3" max x 10'9" (4.96 max x 3.28)

Sliding patio doors to the rear garden, wooden mantelpiece with inset and hearth housing an electric fire, original coving and ceiling rose, wall light points and radiator.

### Kitchen 12'10" x 9'7" (3.93 x 2.93)

Windows to two sides making a bright kitchen, a matching range of wall and base units with complimentary work surfaces over incorporating a 1 1/2 bowl sink and drainer unit and mixer tap. Integrated electric double oven/grill and induction hob with extractor fan over, two undercounter fridges, laminate flooring and radiator plus understairs cupboard with window to side. Door to the utility and wc.

### Utility 2'11" x 2'11" (0.90 x 0.90)

Area to the right with plumbing for a washing machine, countertop surface and window to rear.

### Cloakroom/WC 2'11" x 2'11" (0.91 x 0.89)

Window to rear, low level wc and wall hung boiler.

### First Floor Landing 24'7" x 5'7" (7.50 x 1.72)

Two windows to side, loft access point and radiator

### Master Bedroom 14'10" x 12'10" (4.53 x 3.93)

Two windows to the front, one of them a bay window with stunning views over the sea, a range of fitted wardrobes with sliding doors, coving and ceiling rose, three radiators and door to the en-suite.

### En-Suite 6'8" x 3'10" (2.05 x 1.19)

White three piece suite comprising step in shower cubicle, pedestal hand wash basin and low level wc. Part tiled walls, vinyl flooring and radiator.

### Bedroom 2 14'2" x 10'8" (4.33 x 3.27)

Window to rear, coving and ceiling rose, television point, alcove shelving and radiator.

### Bedroom 3 9'4" x 6'7" (2.86 x 2.02)

Two windows - one to side and one to rear, coving to ceiling and radiator.

### Bathroom 9'9" x 6'0" (2.99 x 1.83)

Two windows to side, white three piece suite comprising- panelled bath with shower over and screen, vanity unit housing the wash hand basin and low level wc. Laminate flooring, and radiator.

### Front Garden

Shallow steps to the front with low wall and planted area, beautiful patio area with compass point decoration.

### Rear Garden

Attractive rear garden with patterned concrete for low maintenance, large garage style shed with covered, sheltered seating area towards the house, fenced boundaries, pedestrian gate and double gates are the rear allowing access for parking if required.

### 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 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.

- Panoramic sea views from all the front windows
- Two reception rooms
- Low maintenance rear garden

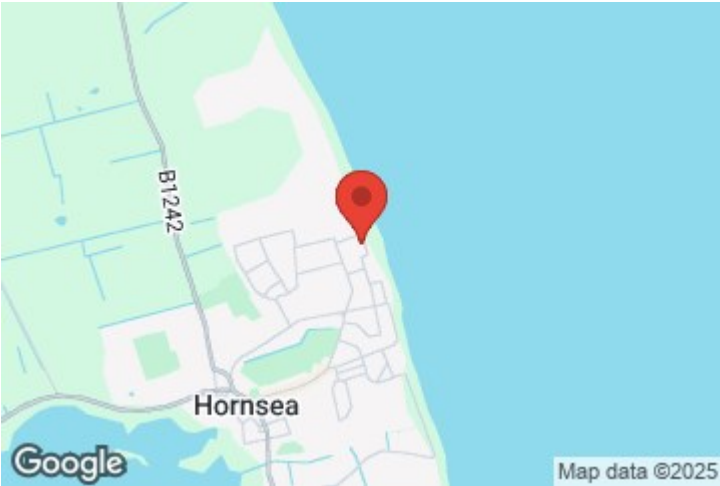
- Beautifully presented
- Large kitchen with utility and cloakroom
- Parking at the rear

- Light and Airy
- Three bedrooms, one en-suite
- Viewing essential



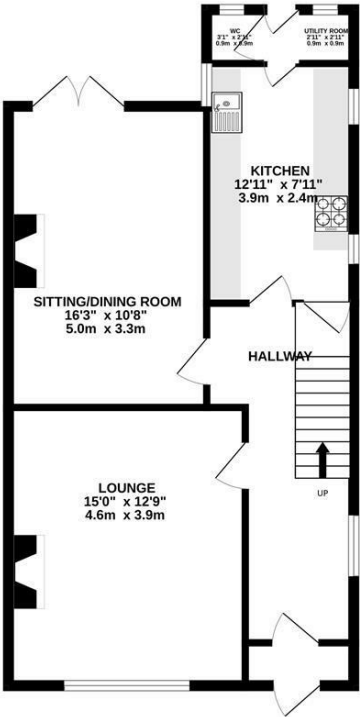






Floor Plan

GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA: 1242 sq.ft. (115.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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) <b>A</b>		<b>84</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>49</b>
England & Wales		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		
England & Wales		EU Directive 2002/91/EC