



Hornsea Burton Road Hornsea, HU18 1TQ

A well-presented two-bedroom bungalow on Burton Road, Hornsea, enjoying an exceptional coastal location just a one-minute walk from the seafront. The beach and promenade are literally moments from the doorstep, making it ideal for those seeking seaside living and within easy reach of local shops, cafés, and amenities.

The property offers a cosy lounge with a log burner, a modern fitted kitchen, two double bedrooms, a bathroom with step in shower and a sunroom flooded by natural light.

Additional benefits include detached summer house with double glazed patio doors, ideal for entertaining or relaxation as well as off-road parking, making this an excellent coastal home or holiday retreat.

The property uses LPG for heating and is serviced by a septic tank.

Early viewing is highly recommended.

EPC rating F -, Council tax band- A, Tenure- Freehold

£170,000

Entrance Hall

7'3" x 4'10" (2.22 x 1.49)

Double glazed entrance door facing to the side of the property and has convenient base units for extra storage plus laminate flooring.

Living Room

12'4" x 9'5" (3.78 x 2.88)

Feature of this room is the log-burning stove set on a hearth with a surround and oak mantle, creating a warm and inviting focal point. LVT flooring runs throughout, a radiator and a door provides access to the sun lounge, enhancing the flow and natural light of the space.

Sun Lounge

15'2" x 7'10" (4.63 x 2.40)

Leading from the living room, the sun lounge boasts windows all around, flooding the space with natural light and is finished with cladded walls as well as the roof, creating a bright, versatile additional living area.. It features vinyl flooring, plus a double glazed door leading to the private driveway.

Kitchen

9'4" x 9'1" (2.85 x 2.79)

Fitted with base units and work surfaces, complete with 1 1/2 sink unit and drainer plus mixer tap. It features an electric hob and oven, enhanced with a splash back, an integrated fridge/freezer also a window overlooking the side of the property. LVT flooring compliment this stylish kitchen.

Bedroom 1

11'10" x 9'3" (3.63 x 2.84)

Features a fitted wardrobe, carpeted flooring, a radiator and a window overlooking the rear of the property, providing a comfortable and well-appointed space.

Bedroom 2

9'10" x 9'6" (3.02 x 2.91)

Window facing to the rear of the property and features fitted wardrobes, carpeted flooring plus a radiator.

Bathroom

7'6" x 6'9" (2.31 x 2.08)

Beautifully appointed with a contemporary wash hand basin set within a sleek vanity unit and a stylish step-in shower. The floors are finished in durable vinyl, while the walls feature an elegant combination of paneling plus tiling, creating a sophisticated and modern room.

Summer House

Detached from the property the summer house is finished with composite cladding, double-glazed windows, and patio doors, offering a bright, versatile space that combines durability with a stylish, contemporary appearance.

Front Garden

Spacious area mainly graveled with access to the rear garden. Wrought iron gates with parking for several cars. Wooden picket fencing plus double wooden gates leading to the rear garden.

Rear Garden

Rear garden is split into two sections with picketed fencing. The first section boasts a summer house whilst the second section is a blank canvas to create you own landscape.

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Laser Tape Clause - Laser Tape Clause

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Hallway

13'9" x 3'0" (4.21 x 0.92)

Hall leading to bedrooms and bathroom boasting carpeted flooring plus two double storage cupboards.

- Chain Free property
- Stone throw away from the sea front
- Garden to front with gated, graveled drive and two rear gardens
- Tastefully decorated throughout.
- Detached bungalow in a fantastic location
- Cosy living room with log burner
- Stylish, modern kitchen
- Summer house in rear garden
- 2 good size double bedrooms
- Must be viewed to truly appreciate this lovely home





Floor Plan

GROUND FLOOR



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 misstatement. 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 operation 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		
(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	