



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 18 The Promenade

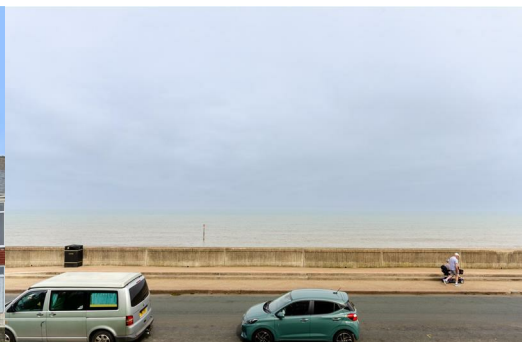
Withernsea, HU19 2DP

Offers In The Region Of  
£225,000



THREE STOREY SEA FRONT PROPERTY WITH SUPERB VIEWS!

Centrally located within a short stroll of the town centre and with the beach on the doorstep is this spacious three storey terrace house, with five bedrooms and two reception rooms this generous property offers plenty of living space throughout. With uPVC glazing and gas central heating the accommodation comprises: porch, hallway, open plan through lounge, open plan kitchen diner, ground floor WC, three first floor bedrooms and bathroom with four piece suite and a further two bedrooms to the second floor, to the rear is an adjoining garage and a small side return garden. Properties in this location are always in high demand, contact our office today to arrange an appointment to view and see all that this home has to offer.





**Porch/Hallway**

A uPVC door opens to a front entrance porch with a further glazed door opening into the hallway, where stairs rise to the first floor landing with decorative metal spindles, a storage cupboard below, radiator and laminate flooring.

**Through Lounge 27'10" max x 11'11" (8.50 max x 3.65)**

Spacious open plan room that can be partitioned with a folding screen door, with a uPVC glazed bay window to the front aspect with a direct sea view, further rear facing uPVC window, two radiators and a tiled fireplace with gas fire.

**Dining Room 15'1" x 10'5" excluding bay (4.60 x 3.20 excluding bay)**

Open plan the kitchen with a side facing uPVC glazed bay window, traditional alcove storage cupboards, laminate flooring, radiator and a ceiling fan.

**Kitchen 17'0" x 9'2" (5.20 x 2.80)**

Good size fitted kitchen with a range of white base and wall units with tiled walls and a panelled ceiling with skylight. With a 1.5 bowl sink and drainer with mixer tap, provisions for a free standing cooker, plumbing for a washing machine, dishwasher and space for a fridge freezer. Wall mounted gas boiler, laminate flooring, radiator and two side facing uPVC windows.

**WC**

Leading from the kitchen is the ground floor WC fitted with a pedestal basin and toilet.

**Garage/Garden 17'10" reducing to 14'9" x 16'4" (5.45 reducing to 4.50 x 5.00)**

A uPVC door opens from the kitchen into the garage with an up and over door and pedestrian door opens to the rear ten foot for vehicular access leading from Young Street. With power and lighting laid on. A further door opens onto a side return courtyard style garden, handstanding for ease of maintenance with a raised plant bed and enclosed by a walled boundary, providing a small space to sit out in.

To the front of the property is a further garden facing out to the sea front with a gate opening onto the promenade.

**Landing**

Split level landing with stairs rising and continuing to the second floor.

**Bedroom One 12'1" excluding bay x 15'5" (3.70 excluding bay x 4.70)**

Front facing double bedroom spanning the full width of the property with a uPVC glazed bay window and further window beside this both providing panoramic sea views. With a built-in wardrobe, laminate flooring, two radiators and a vanity unit with basin.

**Bedroom Two 12'1" x 9'10" (3.70 x 3.00)**

Rear facing double bedroom with a uPVC window, radiator and pedestal basin.

**Bathroom 7'6" x 6'10" (2.30 x 2.10)**

Four piece bathroom suite comprising of a quadrant shower cubicle with electric shower unit, corner bath, pedestal basin and WC. With tiled walls, panelled ceiling, vinyl flooring, a uPVC window and towel radiator.

**Bedroom 5 / Study 6'6" x 9'6" (2.00 x 2.90)**

Fifth bedroom currently used as a home office with a rear facing uPVC window, laminate flooring and radiator.

**Bedroom Three 10'4" x 13'7" (3.15 x 4.15)**

Second floor bedroom with a uPVC dormer window to the front aspect with sea views, fitted wardrobes to one wall and a radiator.

**Bedroom Four 10'4" x 9'10" (3.15 x 3.00)**

With a Velux window to the rear and radiator.

**PARKING**

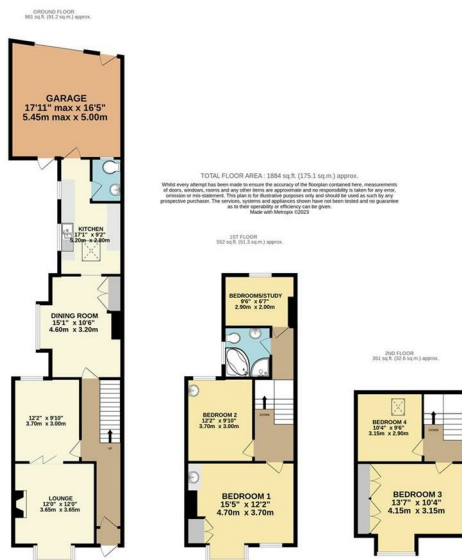
There is potential for off Street parking within the garage. ( The current vendors use the garage as storage.)

**MOBILE AND BROADBAND**

Mobile and Broadband (full fibre) are available. For more information on providers, predictive speeds and individual mobile provider coverage, please visit Ofcom Checker.

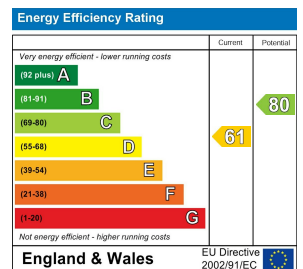
**HEATING**

Heating and Hot Water are via a gas boiler.



**Energy Efficiency Graph**

**Tenure: Freehold**



Services include mains gas, electric and drainage connections.

Council tax band B.

The property is located on the town's North Promenade, near to the centre of town and is identified by our for sale board. From our office head North on Queen Street, turning left onto Seaside Road then left again at the end onto North Promenade.

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/give any representation or warranty in respect of the property.

