



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



90 South Promenade

Offers Over £175,000

WITHERNSEA, HU19 2JE



SEARCHING FOR A HOME WITH A SEA VIEW and NO CHAIN? THEN LOOK NO FURTHER!

This extended sea front house is located on the town's South Promenade and enjoys unspoilt sea views from the front elevation. Having been comprehensively updated over the past 3 years inside and out by the current owners and decorated with a seaside theme running throughout, this property offers the ideal retreat for a buyer to move straight into and relax by the sea. With gas central heating and uPVC double glazing, the accommodation comprises: porch, open plan lounge/diner, extended kitchen with modern units and ground floor WC, to the first floor are three bedrooms and a bathroom. To the rear is a driveway providing off street parking that opens to an enclosed rear garden and to the front is a walled garden leading onto the promenade, with patio areas facing out over the sea, complete with your very own reclaimed ornamental boat! This property would make the perfect holiday home or those wanting to wake up each morning to that stunning sea view! Call us today to arrange a viewing and see all this property has to offer.





Porch

A new anthracite composite entrance door, with wider access opens into a useful porch leading onto the lounge, with a radiator and a built-in low level storage cupboard, housing electric and gas meters. Fully insulated with new fibre glass roof.

Lounge/Dining Room 24'1" x 18'0" (7.35 x 5.50)

L-shaped open plan lounge diner leading through to the kitchen, with a uPVC window with a direct sea view, further uPVC window to the rear, focal fireplace with tiled surround housing an electric stove effect fire, two radiators, a spindled staircase rising to the first floor with a storage cupboard below, decorative exposed partitioned beams and with a ceiling fan and vinyl flooring to the dining area.

Kitchen 13'11" x 8'10" (4.25 x 2.70)

Modern re-fitted Howden kitchen with matt grey kitchen with complementing grey worktops and gloss grey tiled splash backs. With a stainless steel sink with drainer, provisions for a free standing electric cooker with stainless steel splashback and extraction hood, plumbing for a washing machine and space for a fridge freezer. With vinyl flooring, radiator, newly installed Ideal "Vogue Max Combi 32" gas fired combi-boiler with 10 years manufacturer guarantee remaining. uPVC window to the side aspect and further glazed uPVC door to the rear garden.

Ground Floor WC 5'6" x 2'3" (1.70 x 0.70)

Ground floor WC with basin and a high level uPVC window.

Bedroom One 14'9" x 10'0" (4.52 x 3.05)

Double bedroom with a front facing picture frame uPVC window providing panoramic sea views, radiator and a bank of fitted wardrobes with mirrored doors to one wall.

Bedroom Two 10'0" x 9'7" (3.06 x 2.93)

Second double bedroom with a uPVC window to the rear aspect and radiator. TV aerial and electric point installed.

Bedroom Three 7'8" x 7'0" (2.36 x 2.15)

Single bedroom with a uPVC window to the front aspect with a sea view and radiator.

Bathroom 7'8" x 5'3" (2.36 x 1.62)

Fitted with a white three piece bathroom suite comprised of a panelled bath with a newly installed mains fed shower above, "comfort height" WC and vanity basin. With tiled walls and vinyl flooring, towel radiator and two obscured glass uPVC windows. Recently installed electric extractor fan.

Garden

To the front is a gravelled and plumb slate landscaped garden with a paved patio area overlooking the sea and a pathway that winds its way to an additional decked seating area adjoining the front entrance porch. Enclosed by a low wall boundary leading onto the pedestrianised South Promenade with access down onto the beach. Situated within the garden is the 'Eskimo', a repurposed

boat that has lovingly been given a new lease of life as a raised planter.

To the rear of the property is a low maintenance paved and slate garden, with a useful wooden storage shed, external dual electric socket ,and enclosed by fenced boundaries to all sides. A gate opens to a brick paved driveway at the rear of the property that provides off street parking for 2 cars and is accessed via Princes Avenue.

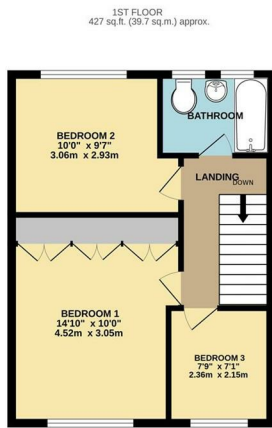
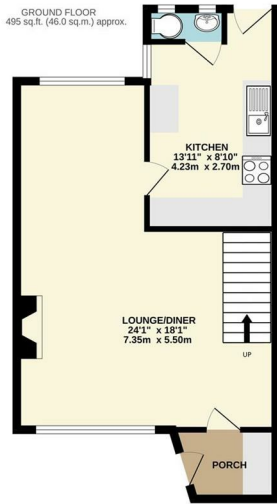
Agent Note

The current owners have undertaken a range of home improvements including all of which have been carried out over the past 3 years.

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plans, 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, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Bluebeam®.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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	

Services include mains gas, electric and drainage connections.

Council tax band A.

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.

