



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



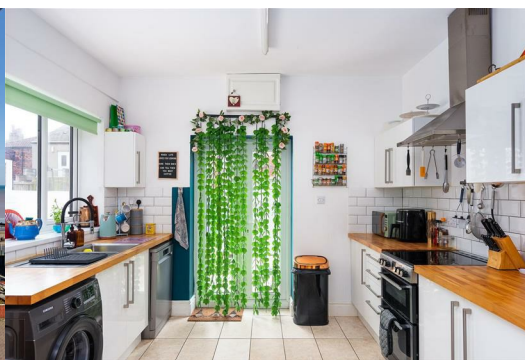
4 Marine Parade

£199,950

WITHERNSEA, HU19 2DR



This property boasts not only a prime seafront location but also offers spacious living across three floors with four bedrooms and four bathrooms, you'll never have to worry about queuing for the shower in the morning rush, providing the perfect choice for a growing family. One of the highlights of this property is the breath-taking sea views that can be enjoyed from various rooms, just imagine waking up to the sound of the waves and enjoying your morning coffee while overlooking the sea. Having been comprehensively updated in recent years this very well presented property comprises: entrance hall, open plan through lounge, white gloss kitchen diner with French doors to an enclosed low maintenance garden to the rear, stairs rise and turn onto a split level landing with a three bedrooms to the first floor, one ensuite, a bathroom and shower room, with stairs continuing to the second floor ensuite bedroom. At the front of the property is a driveway providing off street parking. Whether you're looking for a permanent residence or a holiday home, this property offers the perfect opportunity for any buyer looking to experience the beauty of coastal living at its finest.





Hallway

A composite front entrance door opens from a recessed storm porch leading into the hallway with stained wooden flooring and with a spindled staircase rising to the first floor landing with a cloakroom below housing a WC and basin.

Through Lounge 12'1" x 11'7" & 12'1" x 9'4" (3.70 x 3.55 & 3.70 x 2.85)

Open plan living room with a uPVC front facing window with sea view and further uPVC window to the rear. Stained wooden floorboards, traditional ceiling cornicing and two radiators.

Kitchen Diner 23'5" x 7'6" (7.15 x 2.30)

Open plan kitchen diner fitted with white gloss kitchen units with complementing solid wood work surfaces and tiled splash backs. With a 1.25 bowl stainless steel sink with drainer and mixer tap, freestanding cooker with extraction hood, space and plumbing for a washing machine, tumble dryer and under counter fridge. Built-in cupboard housing the gas combi-boiler. Tiled flooring, radiator, two side facing uPVC windows and a set of uPVC French doors opening to the rear garden.

Landing

Split level landing with a wooden balustrade and stairs continuing to the second floor.

Bedroom One & Ensuite 14'11" x 12'1" (4.55 x 3.70)

Front facing ensuite bedroom with a uPVC window with sea view, stained wooden flooring and a radiator. Ensuite fitted with a shower cubicle with mains fed shower unit, combined WC and basin, tiled flooring and splash backs and an extraction fan.

Bedroom Two 12'1" x 9'4" (3.70 x 2.85)

Rear facing double bedroom with stained wooden flooring, radiator and a uPVC window.

Bedroom Three 11'1" x 10'5" (3.40 x 3.20)

Rear facing double bedroom with stained wooden flooring, radiator and a uPVC window.

Bathroom 6'2" x 7'2" (1.90 x 2.20)

White three piece bathroom suite comprising of a panelled bath with a mains fed dual headed shower and glass splash screen, WC and vanity basin with cabinet below. Tiled walls and tiled flooring, radiator, extraction fan and an obscured glass uPVC window.

Shower Room 4'1" x 5'4" (1.25 x 1.65)

Separate shower room fitted with a quadrant shower cubicle with electric shower unit, pedestal basin and vanity basin with cabinet below. Tiled flooring and tiled splash backs, towel radiator and an extraction fan.

Second Floor Ensuite Bedroom

Loft conversion with building regulation approval providing a

second floor ensuite bedroom room or offering the ideal space as a home office if preferred, with four front facing velux skylights providing panoramic sea views, additional velux to the rear, stained wooden flooring, radiator and built-in shelving. The ensuite is fitted with a white three piece suite comprising of a shower cubicle with a mains fed shower, WC and vanity basin with cabinet. There are also tiled splash walls, tiled flooring and an extraction fan.

Garden

To the rear of the property is a low maintenance hard standing garden with a brick edged praised plant bed, wooden storage shed and enclosed by fenced and walled boundaries with a gate opening to a pedestrian alleyway at the rear. To the front is a block paved garden providing off street parking.

Agent Note

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.

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.

FIRST FLOOR
625 sq.ft. (58.2 sq.m.) approx.

2ND FLOOR
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 1471 sq.ft. (136.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan (containing floor measurements), all dimensions, rooms and plot areas are approximate and not responsible for any error or omission in this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, system and applicability thereof has not been tested and the purchaser as to their suitability 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			
(81-91) B			
(69-80) C		77	85
(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	

Council tax band B.

Services include mains drainage, electric and water connections.

Marine Parade is a terrace of sea front properties situated at the end of Bannister Street within the town. From our office head off Queen Street onto Seaside Road then left onto The Promenade, follow this to the end past Captain Williams public house and Marine Parade is a row of terrace houses on the right hand side overlooking the seafront.

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.

