



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 14 High Brighton Street

Asking Price £140,000

WITHERNSEA, HU19 2HL



FOUR BEDROOM THREE STOREY TERRACE HOUSE CLOSE TO THE PROMENADE AND IDEAL FOR A GROWING FAMILY!

Located just a stones throw from the beach and with partial sea views is this traditional terrace house, laid out across three floors with well proportioned rooms with tall ceilings that provide a great sense of space and offers the ideal choice for any growing family's needs. Having been tastefully updated by the current owners, this well presented property comprises: storm porch, entrance hall, open plan lounge diner, modern fitted rear kitchen opening out onto a good size south facing garden with garden bar, to the first floor are two double bedrooms and a family bathroom with four piece suite and to the second floor are a further two double bedrooms. This property must be seen to appreciate the sheer size that his property has to offer, contact our office today to arrange a viewing.







**Hall**

A composite front entrance door opens to the hall with a spindled staircase leading to the first floor. Traditional cornice and corbels to the ceiling, radiator and laminate flooring.

**Lounge 13'1" x 12'3" (4.00 x 3.75)**

Front facing living room, open plan to the dining room with a uPVC bay window to the front aspect, ceiling rose and cornice, laminate flooring, radiator and an inglenook fireplace with rustic drift wood style mantel and space for an electric fire.

**Dining Room 12'9" x 10'4" (3.90 x 3.15)**

Dining space with glazed double doors to the entrance hall, rear facing uPVC window, radiator and laminate flooring.

**Kitchen 13'11" x 10'4" (4.25 x 3.15)**

Spacious kitchen with modern fitted units to the base and walls with metro tiled splash backs and contrasting tiled chimney alcove providing space for a range style cooker, inset 1.5 bowl sink and drainer with mixer tap, space and plumbing for a washing machine, tumble dryer and vertical fridge freezer. Spot lights to the ceiling, tiled flooring, radiator, breakfast bar and uPVC windows to the side and rear along with a uPVC door to the garden.

**Landing**

Split level galleried landing with a timber balustrade and stairs that continue to the second floor. With a side facing uPVC window and useful storage alcove.

**Bedroom One 13'1" x 16'0" (4.00 x 4.90)**

Master bedroom with a uPVC bay window and a further window beside it offering a sea view. Radiator, decorative fireplace and a fitted wardrobes to the alcoves.

**Bedroom Two 12'11" x 10'5" (3.95 x 3.20)**

Double bedroom with a uPVC window to the rear aspect, radiator and a decorative fireplace.

**Bathroom 10'7" x 10'4" (3.25 x 3.15)**

Good sized family bathroom fitted with a white four piece bathroom suite comprising of a large quadrant shower cubicle, corner spa bath, low level WC and pedestal basin. Lined with pvc wet wall panelling, vinyl flooring, obscured glass uPVC window, gas combi-boiler and with a both a radiator and towel radiator.

**Bedroom Three 10'2" x 16'2" (3.10 x 4.95)**

UPVC traditional dormer window to the front aspect and a radiator.

**Bedroom Four 9'6" x 10'4" (2.90 x 3.15)**

With a part sloping ceiling with velux window and a radiator.

**Garden**

To the rear is a private garden, enclosed by walled boundaries with a gate opening to a rear alleyway, mostly paved and gravelled for ease of maintenance with a wooden storage shed and a decked seating area housing a wooden garden bar.

To the front is a walled garden with decorative iron hand gate and pathway to a recessed front storm porch.

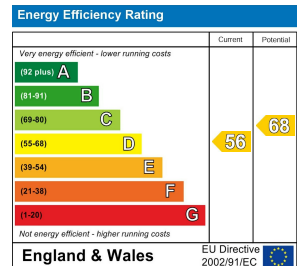
**Agent Note**

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.



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band B.

The property is connected to mains drainage and mains gas.

High Brighton Street is located close to the town centre and within a short walk to the sea front. From our office turn left at the mini roundabout onto Queen Street. Continue through the traffic lights and High Brighton Street is the first left. Number 14 can be found on the right hand side.

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