



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 269 Queen Street

£185,000

WITHERNSEA, HU19 2NL



A TRULY UNIQUE OPPORTUNITY TO PURCHASE THIS ICONIC PERIOD PROPERTY!

This impressive, one of a kind, period home is one of the most recognisable buildings in the town, spanning three storeys and with access onto the roof parapet that offers superb 360 panoramic views over the town and out to sea. Offered to the market with the added benefit of no onward chain, this stunning property retains many original features and has been tastefully finished in-keeping with the age and style of the building. The flexible accommodation is currently laid out as a three bedroom property with two receptions but would easily lend itself back as a four bedroom property if extra bedrooms are desired. The property briefly comprises: porch, entrance hallway, WC, formal dining room and fitted kitchen, to the first floor is a luxurious bathroom with four piece suite and a lounge with three good size bedrooms on the second floor. Outside is a paved west facing patio area across the front of the property. The size, standard and unique nature of this property will cater to a range of buyers and we expect high levels of interest so contact our office today to arrange an appointment to avoid disappointment.





**Porch/Entrance Hall**

Double doors open to a tiled entrance porch with a glazed hardwood door opening into the hallway, where a spindled staircase rises and turns to the first floor landing with a storage cupboard below. With period cornice to the ceiling and a radiator. Beneath the stairs is a ground floor WC with corner basin.

**Dining Room 14'9" excluding bay x 12'1" (4.50 excluding bay x 3.70)**

Formal dining room with a large glazed bay window to the front aspect, traditional fireplace with wooden mantel piece, radiator, cornice and a ceiling rose.

**Kitchen 13'1" x 10'5" (4.00 x 3.20)**

Fitted breakfast kitchen with solid wood base and wall units in a mixture of oak and white door fronts, with contrasting black worksurfaces, tiled splash backs and with a ceramic sink and drainer with mixer tap. Fitted electric oven with gas hob and extraction hood, plumbing for a washing machine and room for a freestanding fridge freezer. Fitted cupboards to the alcoves, one housing the gas fired boiler, vinyl flooring, radiator, two side facing windows and a glazed external door.

**Landing**

Split level landing with a spindled staircase continuing to the second floor.

**Lounge (fourth bedroom) 14'11" excluding bay x 16'10" (4.55 excluding bay x 5.15)**

First floor living room with a large bay window with stained glasswork, two further windows including a decorative porthole window, large marbled fireplace with tiled insert, radiator and cornice.

**Bathroom 14'1" including bay x 14'5" (4.30 including bay x 4.40)**

Impressive bathroom fitted with a heritage style four piece suite comprising free standing roll top bath with shower attachment, quadrant shower cubicle with dual shower head, 'his & her' sink and vanity unit with light up mirror and a WC with concealed cistern.

**Second Floor Landing**

Second floor landing providing access to all bedrooms and with a large rear facing window.

**Bedroom One 14'1" including bay x 13'1" (4.30 including bay x 4.00)**

Double bedroom with a side facing box bay window with window seat and partial sea view, traditional cast iron fireplace, radiator and two built-in cupboards (pipework in place behind the cupboard to install an ensuite if desired).

**Bedroom Two 9'2" x 13'9" excluding bay (2.80 x 4.20 excluding bay)**

Second double bedroom with a glazed bay window to the front, feature porthole window, traditional cast iron fireplace, radiator and with a roof hatch allowing access onto the roof parapet.

**Bedroom Three 9'10" x 6'10" (3.00 x 2.10)**

Good size third bedroom with a front facing window and radiator.

**Outside**

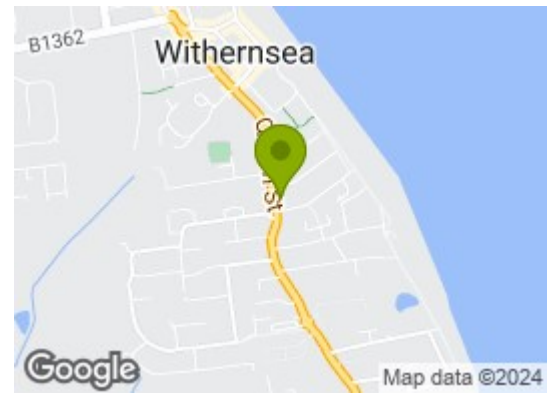
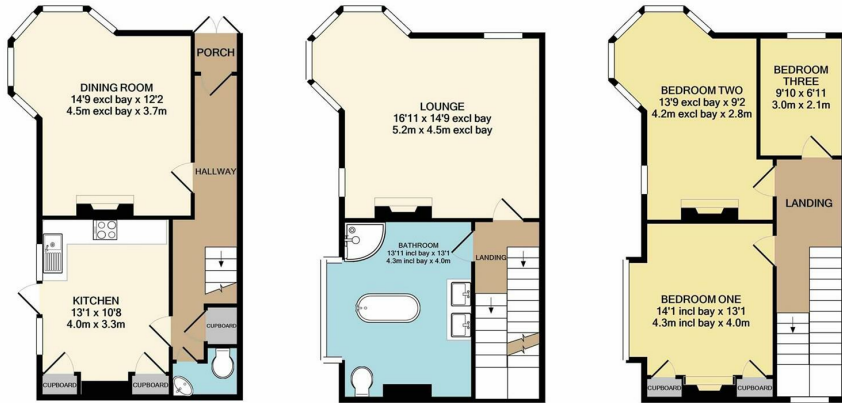
To the front of the property is a West facing paved courtyard garden with a decorative low wall boundary to the roadside and to the side of the house is a small area for bin storage etc.

**Agent Note**

Parking: no off street parking is available with this property

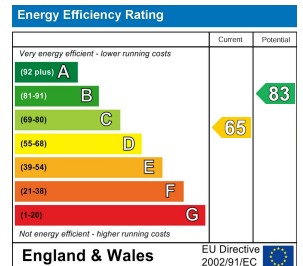
Heating & Hot Water: both are provided by a gas fired boiler.

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 gas and mains drainage.

Starting from our office head South on Queen Street, through the traffic lights and this property is on the left hand side at the junction with Cheverton Avenue.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

