



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The Tower, Seaside Road

Offers In The Region Of £425,000

Easington HU12 0TY



Substantial period house spanning three floors and with a unique four storey tower that provides unspoilt panoramic views over the village, sea and Humber Estuary. The property comprises: hallway, lounge diner, sitting room, dining room, kitchen, utility and WC, with three first floor bedrooms, a dressing room, two bathrooms and a further two bedrooms to the second floor. With the four storey tower comprising of a self contained ground floor annexe with en-suite bedroom and living space that the owners have used for short term accommodation to provide an income, and a further three individual rooms above, with the upmost room providing 360 degree views and access onto the roof. Filled with plenty of period features throughout and styled very much in keeping with the age and style of property, and providing an abundance of flexible living space that is matched by a large garden, complete with garage and workshop. This truly unique home offers something special for any buyer looking for to relocate to this rural coastal village and it really must be seen to appreciate all that it has to offer.





Hallway

A hardwood door with feature carved motifs opens from a canopied entrance into the hallway with stairs leading to the first floor landing, tiled flooring, decorative cornice and radiator.

Lounge

22'1" x 11'9" (6.75 x 3.60)

Spacious dual aspect living/ dining room with uPVC windows to the front and rear, two ornamental fireplaces both houses gas fires with tiled surrounds, two radiators and with full height wooden wall panelling and matching wooden panelled ceiling. Access leads through to the ground floor of the tower that is current used as an annexe.

Sitting Room

12'5" x 11'5" (3.80 x 3.50)

Front facing reception room with uPVC windows to the front and side, a period fireplace with open grate fire, dado height wall panelling, radiator and period cornice.

Dining Room

10'5" x 10'4" (3.20 x 3.15)

Central reception room leading onto the kitchen with access to the under-stairs-storage cupboard, two built-in cupboards (one housing the boiler) and a radiator.

Kitchen

15'8" x 14'1" max (4.80 x 4.30 max)

L-shaped wrap around kitchen across the rear of the property with a vaulted ceiling and skylights, uPVC windows to the front and rear along with a uPVC door to the rear garden. Fitted with wooden fronted units with contrasting black worktops, tiled splash backs, a 1.5 bowl ceramic sink and drainer with mixer tap, free standing range style gas cooker, space for a vertical fridge and a chest freezer.

Utility

7'0" x 6'6" (2.15 x 2.00)

With a rear facing uPVC window, fitted units and space/plumbing for a washing machine, dishwasher and tumble dryer, with vinyl flooring and access to the WC.

WC

4'3" x 4'3" (1.30 x 1.30)

Ground floor cloakroom with a toilet and basin set in a gloss cabinet, with a rear facing uPVC window, radiator, vinyl flooring and a built-in cupboard.

Annexe Kitchenette/Living Space

8'8" x 11'1" (2.65 x 3.40)

The ground floor of the tower has been converted to a

one bedroom annexe which can be self contained from the main property, with external wooden entrance door opening into the open plan living space with fitted kitchen units, vinyl flooring, radiator and uPVC window.

Annexe En-Suite Bedroom

11'5" x 10'2" (3.50 x 3.10)

Double bedroom with a side facing uPVC window, ceiling fan, radiator, shower cubicle and WC with basin.

Landing

Stairs rise and turn to a split level landing with stairs continuing to the second floor landing, with wooden panelled walls and ceiling, spindled balustrade, radiator and uPVC window.

Bedroom One

15'7" x 12'9" (4.75 x 3.90)

Front facing double bedroom with two uPVC windows, radiator and a wooden panelling to the ceiling.

Bedroom Two

11'11" x 11'11" (3.65 x 3.65)

Second double bedroom with a front facing uPVC window, wooden panelled ceiling, radiator and an open archway leading through to the dressing room.

Dressing Room

11'1" x 8'8" (3.40 x 2.65)

Providing the ideal space as a dressing room or home office if desired with two uPVC windows, radiator and with access leading through into the first floor of the tower.

Bedroom Three

11'1" x 9'0" (3.40 x 2.75)

Rear facing bedroom with a rear facing uPVC window, radiator, cupboard housing the hot water cylinder and a adjoining walk-in cupboard with uPVC window.

Main Bathroom

9'10" x 8'10" (3.00 x 2.70)

Four piece bathroom comprising of a deep bath with tiled surround and mixer shower tap, large walk-in shower cubicle with mains fed shower, combined WC and vanity unit with mirrored cabinet above, tiled walls and tiled flooring, towel radiator and rear facing uPVC window.

Guest Bathroom

7'0" x 7'0" (2.15 x 2.15)

Second bathroom fitted with a three piece suite comprising of a bath, WC and basin, with laminate flooring, radiator, tiled splash backs and a rear facing uPVC window.

Bedroom Four

11'9" x 11'5" excl recess (3.60 x 3.50 excl recess)

Second floor bedroom with two skylights, radiator, eaves storage space, built-in hang-rails and with panelled walls and ceiling.

Bedroom Five

11'5" x 8'6" (3.50 x 2.60)

Second floor bedroom currently used as an office with a side facing window, eaves storage space, radiator and panelled walls and ceiling.

Tower

11'5" x 10'2" (3.50 x 3.10)

This four storey tower comprises of the annexe to the ground floor and the remaining three floor are accessed from the dressing room on the first floor, each remaining three levels of this tower are all of the same size rooms with radiators in place and uPVC glazing that offers 360 degree views from the top over the sea, Humber and surrounding countryside. A pull down ladder gives access out onto the roof of the tower to raise the flag on the rooftop flagpole.

Garden

The property is situated in a good size plot mostly comprising of laid to lawn gardens, enclosed by a mixture of fenced and hedgerow boundaries, with decorative pillared roadside fencing and a feature monument with an adjoining five bar gate opening onto a gravelled driveway which continues around to the rear of the property for off street parking. Also situated at the rear is a double garage (18ft x 18ft) and beside this is a long workshop (30ft x 6ft) with glazing. With a greenhouse and vegetable plots, brick coal shed and further wooden shed for external storage. Adjoining paddock land and the rear and overlooking open fields to the front so as not to be overlooked.

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 cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

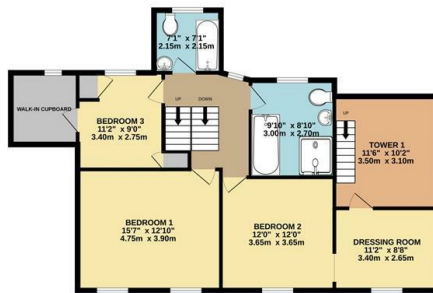




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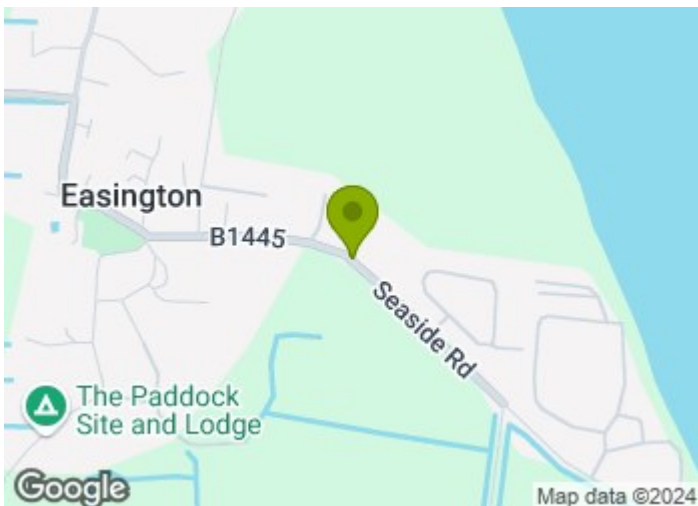
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TOTAL FLOOR AREA : 2530 sq.ft. (235.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	