



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



32 Princes Avenue

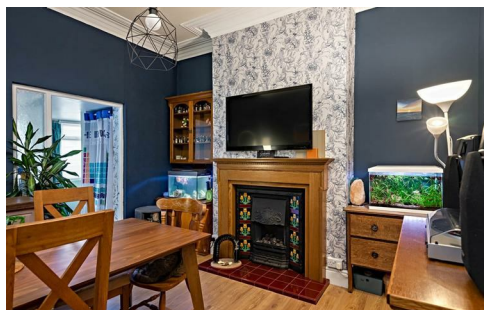
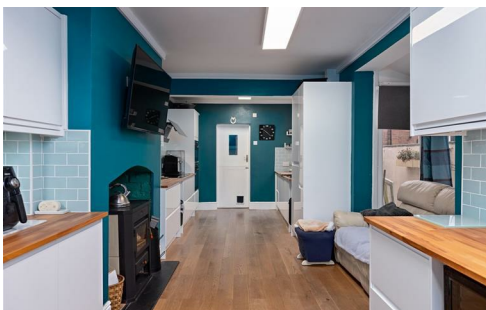
£225,000

WITHERNSEA HU19 2JA



TRADITIONAL THREE STOREY FIVE BEDROOM TOWN HOUSE!

Located within a short walk to the Promenade and easy reach of the town centre and Tesco supermarket, is this period townhouse that offers a substantial amount of living space laid out over three floors, retaining many original features and having been updated with a contemporary open plan kitchen in recent years, with five double bedrooms, two reception rooms, two shower rooms and with a toilet on all floors this property is the ideal choice for any large family or those possibly looking to run a guest house by the sea (subject to any necessary consents). With uPVC glazing and gas central heating the accommodation comprises: porch/hallway, lounge, dining room, shower room, fitted kitchen, rear utility & WC, to the first floor are two double bedrooms, a shower room, separate WC and a utility/bathroom with spa bath, to the second floor are three further double bedrooms, a WC and fixed staircase to the boarded loft space. Externally is a large South facing garden with double garage providing parking. To find a property of this type that has not been split into multiple dwellings is a rarity and only by inspection can the sheer size of this property be fully appreciated.





Entrance Hall

Timber double doors opens to a front porch with a further glazed door providing access into the entrance hall with stairs rising to the first floor with spindles and a wooden balustrade with feature newel post. Radiator, cornice and space for shoes/coats.

Lounge

15'10" into bay x 14'1" (4.85 into bay x 4.30)
Bay window to the front aspect with uPVC windows, ceiling rose with light, cornicing, radiator, period style fireplace with a tiled hearth and cheeks and a coal effect living flame gas fire.

Dining Room

12'5" x 11'9" (3.80 x 3.60)
With a feature fireplace and living flame gas fire, ceiling rose with light, cornice, radiator, laminate flooring and access through to the ground floor shower room.

Shower Room

7'6" x 6'2" (2.30 x 1.90)
Comprised of a tiled alcove shower, low level WC and vanity basin. With tiled flooring and a single glazed window and door to the rear garden.

Kitchen

23'11" x 9'6" (12'5" to bay) (7.30 x 2.90 (3.80 to bay))
Spacious open plan room with modern fitted white gloss units to the base and walls with wooden worktops and tiled splash backs, housing a high level electric oven and microwave oven, five ring induction hob with modern black extraction hood, 1.5 bowl stainless steel sink and drainer with boiling water tap, garbage disposal, integrated fridge freezer, with space for a wine cooler. With wooden flooring throughout with electric underfloor heating, inglenook fireplace housing a solid fuel stove, side facing uPVC window and further side facing uPVC bay window.

Utility Room/WC

12'7" x 9'6" (3.85 x 2.90)
Multifunctional room at the rear of the property housing a ground floor WC and with fitted units offering plenty of storage space and with room for

white goods. with timber windows to the side and rear aspects and a door to the rear garden. A built-in cupboard houses the gas fired boiler.

First Floor Landing

Split level galleried landing with stairs continuing to the second floor, with a radiator and a built-in airing cupboard housing the hot water cylinder.

Bedroom One

18'6" x 12'7" (5.65 x 3.85)
Spacious bedroom spanning the full width of the property with three uPVC windows to the front aspect, wardrobes, two column radiator and a feature fireplace with an inset gas fire.

Bedroom Two

12'5" x 10'5" (3.80 x 3.20)
Rear facing double bedroom with a uPVC window, radiator, fitted wardrobes and a decorative fireplace.

WC

6'6" x 4'7" (2.00 x 1.40)
Fitted with a low level WC and corner basin, uPVC window, radiator and decorative tongue & groove panelling.

Shower Room

9'6" x 4'9" (2.90 x 1.45)
Fitted with a quadrant shower cubicle with dual shower head and a vanity basin, with a uPVC window, radiator and vinyl flooring.

Utility/Bathroom

7'4" x 9'10" (2.25 x 3.00)
Housing a two seater spa bath with mixer shower, tongue & groove wall panelling, laminate flooring, towel radiator, uPVC window and with space/plumbing for a washing machine and tumble dryer.

Second Floor Landing/WC

Stairs rise and turn from the first floor with a wooden balustrade with spindles and a uPVC window to the rear. A door opens to a further staircase leading up to the loft space. A second floor WC leads off the landing with combined toilet & basin with towel radiator and uPVC window.

Bedroom Three

9'6" x 9'2" (2.90 x 2.80)
Currently used as an office with a uPVC window to the front aspect, radiator, fitted cupboard and laminate flooring.

Bedroom Four

12'7" x 9'0" (3.85 x 2.75)
With a uPVC window to the front aspect and radiator

Bedroom Five

12'3" x 9'2" (3.75 x 2.80)
With a uPVC window to the rear aspect and radiator

Loft Space

11'3" x 10'4" (3.45 x 3.15)
Stairs lead up to a boarded loft space with skylight.

Garage

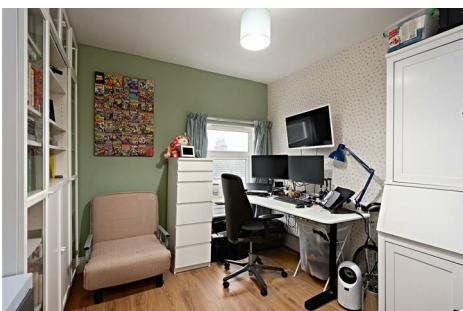
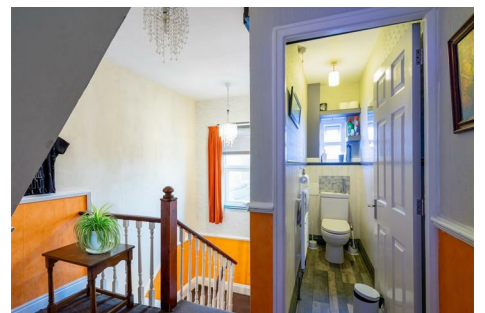
17'8" x 16'10" (5.40 x 5.15)
Double garage at the rear of the property with an roller garage door.

Garden

To the rear of the property is a paved patio area adjoining the property which continues onto a laid to lawn section of garden with planted borders and a stepping stone pathway leading to the garage, enclosed to all sides by a mixture of fenced and walled boundaries. To the front is a small yard with a low wall boundary and leading beside the property is a shared vehicle access way leading to the garage.

Agent Note

Parking: off street parking is available with this property via the garage.
Heating & Hot Water: both are provided by a gas fired boiler and water tank.
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.



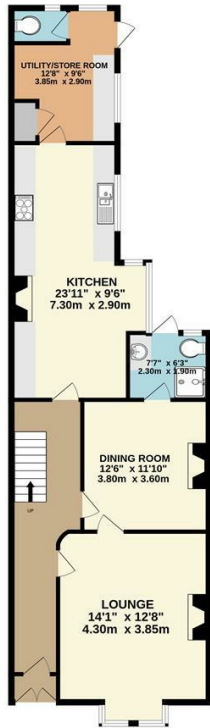


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GROUND FLOOR
946 sq.ft. (87.6 sq.m.) approx.



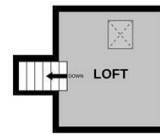
TOTAL FLOOR AREA : 2214 sq.ft. (205.7 sq.m.) approx.

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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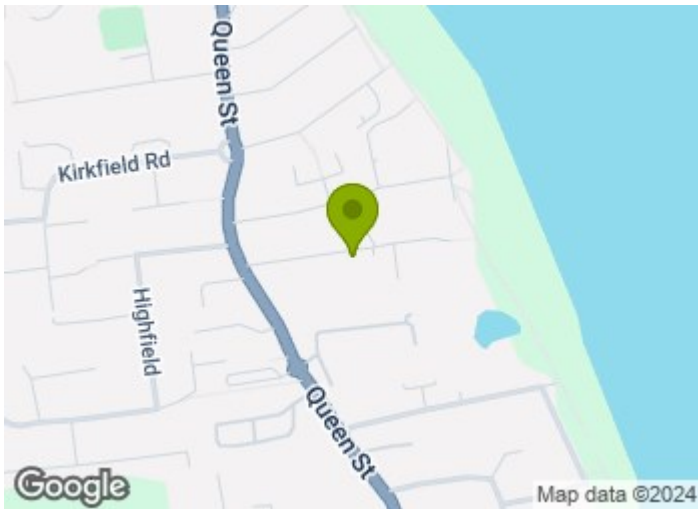
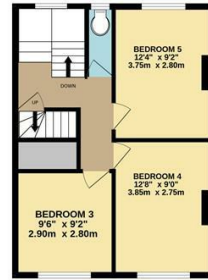
1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



LOFT
128 sq.ft. (11.9 sq.m.) approx.



2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



Council tax band B.

The property is connected to mains gas and mains drainage.

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 or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Current	Potential
65	79
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	

