



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



9 Marine Parade

£175,000

Withernsea, HU19 2DR



Located on the town's North Promenade with direct sea views, this charming mid-terrace house offers a delightful blend of period features and modern convenience. Spanning three storeys, the property boasts an enviable sea front location, providing direct access to the promenade and the sandy beach, making it an ideal retreat for those who cherish coastal living.

Upon entering, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is complemented by three generously sized double bedrooms, ensuring ample space for family or visitors. The well-appointed bathroom caters to all your needs, while the layout of the house promotes a comfortable and inviting atmosphere.

The west-facing rear garden is a true gem, offering a tranquil outdoor space to unwind and soak up the sun. Additionally, the front garden features a convenient gate that leads directly onto the promenade, allowing for leisurely strolls along the seafront at your leisure.

This property is offered with no onward chain, making it an excellent opportunity for those seeking a holiday home or a permanent residence by the sea. With its prime location and spacious accommodation, this period terrace house is a rare find and is sure to attract interest from discerning buyers. Don't miss the chance to make this coastal haven your own.





To the front of the property is a laid to lawn enclosed garden which adjoins the town's promenade, with a gate providing access to it and steps leading down onto the beach. A further laid to lawn section of garden gives access to the front entrance door which opens into a long hallway with tall ceilings and a traditional panelled staircase with hardwood balustrade rises and turns to the first floor landing. Access leads to the living room with period central fireplace faces out onto the sea front via a bay window with window seat, the second reception room provides dining space with a further period fireplace and French doors to the rear. To the rear of the property is a good size kitchen, complete with walk-in pantry cupboard, rear entrance lobby providing a seating area, with a further walk-in cupboard, ground floor WC and access out to the rear. With the rear garden being West facing to catch the sun all afternoon, with a laid to lawn area, decked patio and enclosed by fenced boundaries to all sides with a gate for rear access.

Stairs lead to a split level landing and continue onto

a large third bedroom on the second floor. Located on the first floor is a modern bathroom with his & hers sinks, along with a corner bath and separate shower cubicle, two double bedrooms, with the main bedroom benefitting from fitted wardrobes for storage and a door that opens out onto a balcony facing out over the sea.

Porch/Hallway

Lounge 12'1" x 12'3" (3.70 x 3.75)

Dining Room 15'8" x 10'4" (4.80 x 3.15)

Kitchen 11'9" x 11'1" (3.60 x 3.40)

Pantry 4'11" x 5'6" (1.50 x 1.70)

Rear Lobby 11'5" x 5'2" (3.50 x 1.60)

Ground Floor WC 2'11" x 5'6" (0.90 x 1.70)

Landing

Bedroom One 11'11" x 14'1" excl wr (3.65 x 4.30 excl wr)

Bedroom Two 12'9" x 10'2" (3.90 x 3.10)

Bathroom 11'9" x 11'1" (3.60 x 3.40)

Bedroom Four 16'4" x 15'1" max (5.00 x 4.60 max)

Garden

Agent Note

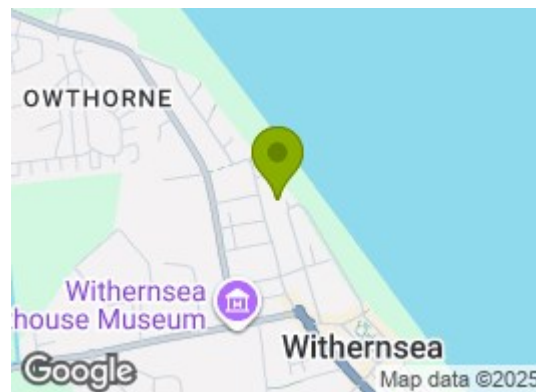
Parking: there is no off street parking is available with this property, there is un-restricted parking nearby on the Promenade. The property is accessible via pedestrian access only via a front and rear footpath from Queen Street at the rear via an alleyway and Bannister Street from the front.

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.

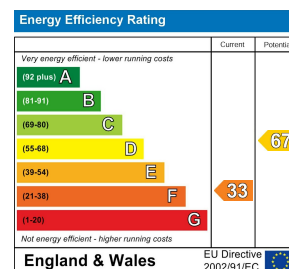
Council tax band B.

The property is connected to mains gas, drainage and electric connections.



Energy Efficiency Graph

Tenure: Freehold



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