



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



84 South Promenade

£275,000

WITHERNSEA, HU19 2JE

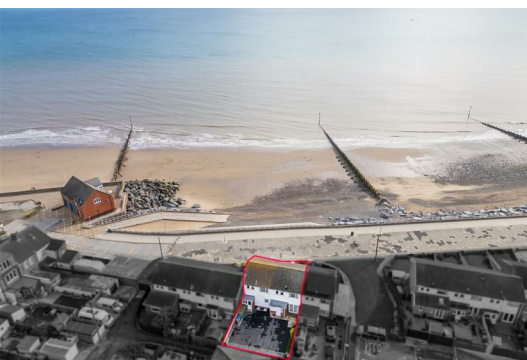


Set in a prime location directly on the South Promenade, this double-fronted property enjoys unrivalled, panoramic sea views from all front-facing rooms. Originally two houses, now combined into one, the home offers spacious and versatile accommodation that lends itself perfectly to a variety of uses – whether as a substantial family residence, a seaside retreat, or with potential for a boutique B&B.

Inside, the layout is generous and flexible, with two reception rooms, a fitted kitchen, two full bathrooms and four well-proportioned double bedrooms. Every front window frames an uninterrupted outlook over the sea, filling the home with light and a constant reminder of the coast right on your doorstep. Imagine waking up to the sound of the waves, enjoying breakfast with a sea view, or watching the ever-changing seascape from the comfort of your living room.

Externally, the property continues to impress. A gated hard-standing garden to the rear provides ample off-street parking, together with a separate garage in a nearby block. To the front, a walled garden leads directly onto the pedestrianised promenade, with steps down to the beach – perfect for morning walks, afternoons with the family, or simply sitting out and watching the world go by.

Finished to a high standard throughout and offered with no onward chain, this is more than just a house – it is a true coastal lifestyle. Rarely does an opportunity arise to secure such a unique seafront home in this highly sought-after position.





Stepping through a hand gate from the promenade, you are welcomed by a gravelled, walled front garden before entering the property via a practical front porch – the perfect place for coats and shoes. From here, you step into a bright and stylish open-plan kitchen diner, fitted with contemporary grey units, a built-in oven and hob, and space for your white goods, creating a sociable heart to the home.

A central lobby, with tiled flooring and excellent built-in storage, connects the living spaces and leads through to a converted rear entrance porch, now fitted with a convenient WC while still providing access out onto the rear garden. This outdoor space has been designed for ease of maintenance, with a hard-standing finish, double gates securing off-street parking, and plenty of room for seating or entertaining.

From the lobby, you continue through to a generously sized living room, where a picture window frames uninterrupted sea views to the front, while French doors at the rear open directly onto the garden – blending indoor and outdoor living beautifully. A further secondary front porch is also accessed here, currently serving as useful additional storage.

Stairs rise from the lounge to a central first-floor landing, where four well-proportioned double bedrooms await. The principal bedroom enjoys its own en-suite bathroom, complete with both bath and shower, while the remaining bedrooms are served by a modern family bathroom.

Porch 5'2" x 5'2" (1.60 x 1.60)

Dining Room 18'0" x 13'1" (5.50 x 4.00)

Kitchen 18'0" x 14'9" (5.50 x 4.50)

Inner Lobby 8'6" x 8'6" (2.60 x 2.60)

Cloakroom 3'7" x 6'6" (1.10 x 2.00)

Lounge 23'11" x 18'0" (7.30 x 5.50)

Landing

Bathroom 7'6" x 5'8" (2.30 x 1.75)

Bedroom One 18'6" x 18'0" (5.65 x 5.50)

En-Suite 8'10" x 5'10" (2.70 x 1.80)

Bedroom Two 13'11" x 11'7" (4.25 x 3.55)

Bedroom Three 10'2" x 9'10" (3.10 x 3.00)

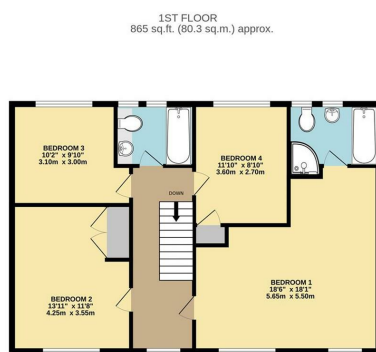
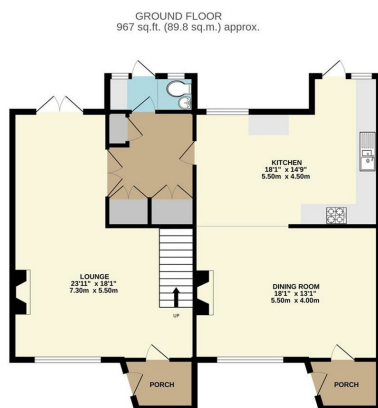
Bedroom Four 11'9" x 8'10" (3.60 x 2.70)

Garden

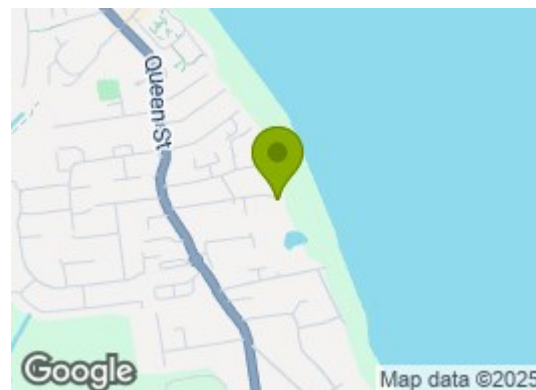
Garage

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.
Council tax band C.
The property is connected to mains gas and mains drainage.

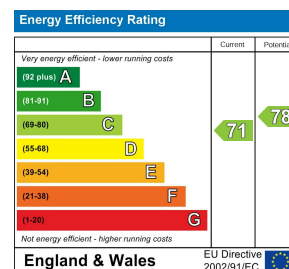


TOTAL FLOOR AREA: 1831 sq.ft. (170.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 Graph

tenure: Freehold



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