



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 51 Princes Avenue

WITHERNSEA, HU19 2HZ

Offers In The Region Of  
£90,000



Perfectly positioned just a short stroll from the picturesque seafront, this charming two-bedroom mid-terrace home offers the perfect blend of coastal living and everyday convenience. Enjoy the fresh sea air and peaceful setting while remaining close to the town's shops, cafés, and local amenities.

An excellent opportunity for first-time buyers or investors alike, the property features two well-proportioned double bedrooms and an open-plan lounge diner, creating a comfortable and sociable living space. To the rear, a low-maintenance enclosed yard provides a pleasant spot to sit out, complete with traditional brick-built coal sheds offering useful storage.

Recently decorated in neutral tones throughout, the home is ready for a new owner to move straight in and add their own personal touch.

Offered to the market with no onward chain, this property represents a fantastic opportunity to secure an affordable home by the sea — ideal as a permanent residence, holiday retreat, or buy-to-let investment.





A walled front yard leads to the entrance door, opening into a hallway with stairs rising to the first floor. From here, the layout flows into an open-plan lounge diner, featuring a bay window to the front and a further window to the rear, allowing plenty of natural light to fill the space.

The galley-style kitchen is fitted with a range of cream units and has a rear door leading out to the garden. The garden is enclosed to all sides and designed for ease of maintenance with hardstanding, ideal for seating or outdoor storage. A row of traditional brick-built sheds provides useful additional storage, and a gate opens to the rear for pedestrian access.

To the first floor are two well-proportioned double bedrooms and a family bathroom, completing the accommodation.

## Hall

**Lounge 11'1" x 10'9" (3.40m x 3.30m)**

**Dining Room 11'5" x 10'9" (3.50m x 3.30m)**

**Kitchen 14'1" x 7'6" (4.30m x 2.30m)**

**Bathroom 9'2" x 7'6" (2.80m x 2.30m)**

**Bedroom One 14'1" x 11'1" (4.30m x 3.40m)**

**Bedroom Two 11'9" x 8'6" (3.60m x 2.60m)**

## Garden

### Agent Note

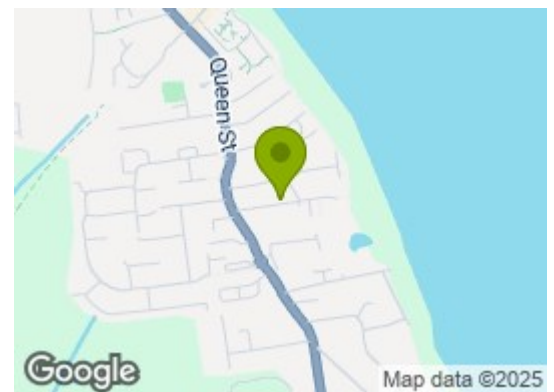
**Parking:** No off street parking is available with this property.

**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.

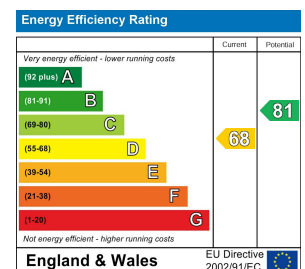
Council Tax band A

Mains gas and mains drainage services are connected.



## Energy Efficiency Graph

**Tenure:** Freehold



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