



# Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 81 South Promenade

**Offers Around £154,995**

Withernsea, HU19 2JE



Perfectly positioned along Withernsea's sought-after South Promenade, this charming three-bedroom mid-terrace home enjoys uninterrupted sea views from all front-facing windows, with direct access down to the beach just steps from your front door – the ultimate coastal lifestyle.

Offered to the market with vacant possession and no onward chain, the property features an open-plan ground floor layout leading through to a modern fitted kitchen, making it ideal for both relaxing and entertaining. To the rear, a low-maintenance garden provides space to sit out and enjoy the sea air, with a single garage set within a nearby garage block for useful storage space. Neighbouring properties having converted their back gardens to allow off-street parking via the rear alleyway – potentially offering the option to do the same, if desired.

Well-presented throughout and ready for a new owner to move straight in and enjoy, this property would make a superb permanent home, holiday retreat, or coastal investment opportunity.





A pedestrian pathway from the promenade leads through a small front garden to the entrance porch – the perfect spot to pause and take in the sea views before stepping inside. The front door opens into an open-plan lounge diner, a bright and welcoming space with a striking picture window framing uninterrupted views of the sea. Stairs rise to the first-floor landing, while the layout flows naturally through to a modern white fitted kitchen, complemented by contrasting black worktops and tiled splashbacks.

A rear porch provides access out to the enclosed west-facing garden, designed for ease of maintenance and perfectly positioned to enjoy the afternoon sun. An alleyway runs behind this property leading to a row of garages, one of which belongs with this property.

To the first floor are three well-proportioned bedrooms, two of which feature built-in storage,

and a bathroom completing the accommodation.

#### Porch

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

**Kitchen 10'5" x 8'10" (3.20 x 2.70)**

#### Rear Porch

#### Landing

**Bedroom One 10'2" x 9'10" (3.10 x 3.00)**

**Bedroom Two 11'9" x 9'10" (3.60 x 3.00)**

**Bedroom Three 7'10" x 7'0" (2.40 x 2.15)**

**Bathroom 7'6" x 5'6" (2.30 x 1.70)**

#### Garden

#### Garage

#### Agent Note

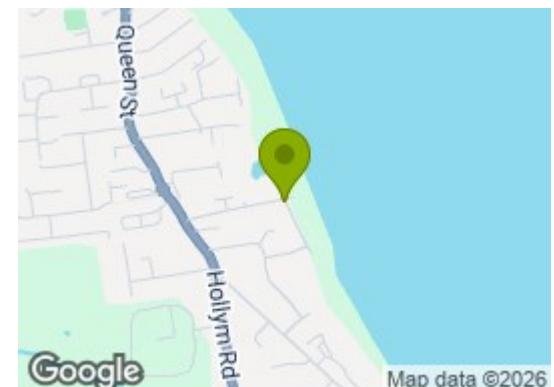
**Parking:** on street parking only with this property. However neighbouring properties have created parking via the alleyway at the back by removing rear fencing.

**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 B.**

The property is connected to mains gas and mains drainage services.



#### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85	
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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