



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 The Promenade

Offers Over £165,000

Withernsea, HU19 2DS



Positioned directly on the town's promenade, this superb end terrace home enjoys uninterrupted sea views and an enviable coastal setting, with the beach quite literally on your doorstep.

Beautifully presented throughout, the property offers a perfect blend of charm and modern living, with the standout feature being a front facing balcony from the principal bedroom – the ideal place to enjoy morning coffee while watching the sun rise over the North Sea.

Deceptively spacious, the home offers two double bedrooms and two reception rooms, with an open plan ground floor layout that creates a sociable and flexible living environment. Whether as a permanent residence, holiday home or investment opportunity, this property caters perfectly to those seeking a lifestyle by the sea.

Externally, the home benefits from a front garden overlooking the promenade, elevated to maximise the views, along with a low maintenance rear yard for practicality. With the town centre just a short stroll along the seafront, this prime location offers the very best of coastal living.

A rare opportunity to secure a high quality home in such a sought after seafront position – early viewing is highly recommended.





A gate opens directly from the pedestrianised promenade to a front garden, mainly laid to lawn and elevated to take full advantage of the stunning sea views. A patio area provides the perfect place to sit out and enjoy the coastal setting.

Entry is via an internal entrance porch, opening into the lounge, a bright and inviting space centred around a feature fireplace. A large bay window with French doors frames the sea views and opens directly onto the front patio, creating a seamless connection between indoor and outdoor living.

Double doors lead through to the dining room, enhancing the open plan feel and offering flexibility for entertaining or family use. This room features an exposed brick chimney breast with an inglenook style fireplace and its own set of French doors leading out to the rear.

The kitchen continues from here and is fitted with cream shaker style units and complementary worktops, with space for

appliances and a freestanding cooker.

Beyond the kitchen is a ground floor shower room, a practical addition ideal after days spent on the beach.

A door from the kitchen leads out to the enclosed rear yard, designed for low maintenance and including a brick built shed and rear access gate.

Stairs rise from the dining room to the first floor landing, where there are two double bedrooms. The principal bedroom enjoys French doors opening onto a front facing balcony, perfectly positioned to take in the panoramic sea views.

A charming family bathroom completes the first floor, fitted with a bath and shower above along with built-in storage.

Lounge 15'3" x 14'7" (4.66m x 4.46m)

Dining Room 11'6" x 10'9" (3.51m x 3.3m)

Kitchen 13'11" x 6'8" (4.25m x 2.05m)

WC 6'8" x 2'11" (2.05m x 0.9m)

Bedroom 1 14'7" x 10'7" (4.46m x 3.23m)

Bedroom 2 10'6" x 9'6" (3.22m x 2.9m)

Bathroom 10'2" x 6'8" (3.1m x 2.05m)

Garden

AGENT NOTES

Parking: there is 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.

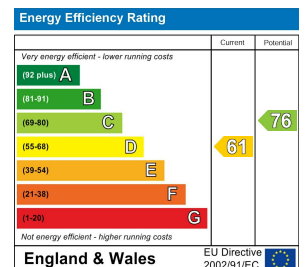
Council tax band A.

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



Energy Efficiency Graph

Tenure: Freehold



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