



Cliff Road Hornsea, HU18 1LN

Nestled in the heart of Hornsea, this charming maisonette on Cliff Road offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a peaceful retreat close to the coast.

The spacious reception room provides a welcoming atmosphere, ideal for relaxation or entertaining guests.

One of the standout features of this property is its low maintenance garden and courtyard, providing a lovely outdoor space to enjoy the fresh air without the burden of extensive upkeep. Situated within walking distance to the beach, residents can easily indulge in the beauty of the coastline, making it a perfect spot for seaside strolls or enjoying the sun. Additionally, the central location means that all local amenities are just a stone's throw away, offering convenience for shopping, dining, and leisure activities.

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EPC- D,- Council Tax- A, -Tenure-Leasehold

Auction Guide £105,000

Kitchen

8'2" x 8'1" (2.49 x 2.47)

Fitted wall and base units with work surfaces, complimented by a stainless steel sink as well as a mixer tap. Wooden door leading to the garden. Vinyl flooring plus window overlooking the garden.

Dining/ Craft Room

11'2" x 9'7" (3.42 x 2.93)

Laminate flooring with window overlooking passage entrance. stairs leading to the first floor.

Living Room

16'8" x 11'10" (5.10 x 3.63)

Spacious, light airy room boasting two windows overlooking Cliff Road. The electric fire with hearth and surround are a focal point of this lovely carpeted room.

Landing

22'11"x 4'6" (6.99x 1.39)

Generous sized landing, leading to the bedrooms, plus bathroom. carpeted flooring as well as access to the loft.

Bedroom 1

10'9" x 10'0" (3.30 x 3.05)

Window overlooking the side garden, carpeted flooring and radiator, a good sized room.

Bedroom 2

8'2" x 8'2" (2.49 x 2.49)

Window overlooking the rear garden, carpeted flooring plus television point and radiator.

Bathroom

8'0" x 5'2" (2.44 x 1.60)

White 3 piece suite comprising of a pedestal hand wash basin, low level toilet and paneled bath complimented by with an over the bath shower. Part tiled walls plus vinyl flooring add style to this room.

Rear Garden

Delightful, secluded, ornamental garden with raised beds and seating area, complimented with mature rockeries. Gated passageway leads to the courtyard area and garden offering complete privacy.

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Laser Tape Clause - Laser Tape Clause

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Auctioneers Comments

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- Excellent location close to the sea
- Peaceful, secluded garden, cottage style, low maintenance
- Viewing highly recommended
- Spacious light, airy living room
- Within walking distance to all amenities
- Good sized bedrooms
- Dining/craft room, ideal for hobbies or home working





Floor Plan



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 a guide only for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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