Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

46 Princes Avenue

Asking Price £225,000

WITHERNSEA, HU19 2JA

4 3 3 C

Imposing and deceptively spacious, this four double bedroom three storey town house is situated just a stone's throw from the beach, offering an exceptional amount of living space rarely found in homes of this type. With high ceilings throughout enhancing the sense of space and light, this beautifully maintained property provides a superb blend of character and modern living.

The ground floor alone offers fantastic versatility with a bay fronted lounge, an impressive open plan kitchen diner with island, a separate sitting room/snug and a conservatory overlooking the garden, creating multiple reception areas ideal for both family life and entertaining. The property has been thoughtfully updated by the current owners, with a modern fitted kitchen and two stylish bathrooms, all presented in a neutral décor allowing a new owner to move straight in and make it their own.

Upstairs, a striking central staircase rises through the home, leading to four generous double bedrooms arranged over two floors, offering flexibility for growing families, guests or home working. Externally, the property continues to impress with a generous south facing rear garden, designed for both relaxation and practicality, complete with a versatile garden building ideal as a home office, gym or summerhouse.

This exceptional home offers space in abundance, a prime coastal position and a lifestyle opportunity not to be missed.

A walled frontage leads to a front courtyard garden and into an internal entrance porch, opening to a welcoming hallway where a striking period staircase immediately sets the tone, with useful storage beneath.

To the front, a bay window lounge enjoys plenty of natural light and features an open plan nook, ideal for use as a small study area. Leading through is the impressive open plan kitchen diner, fitted with modern units, a central island and range style cooker, providing ample space for both cooking and dining.

Beyond the kitchen is a convenient ground floor WC, followed by a cosy sitting room/snug with a log burning stove—perfect for winter evenings—which in turn opens into the conservatory. This bright and airy space overlooks the rear garden and offers an ideal spot to relax.

The staircase rises to a split level first floor landing, giving access to both a modern bathroom and a separate shower room. Bedroom one spans the full width of the property, creating an impressive principal room, while a second double bedroom completes this floor.

Continuing to the second floor, a large south facing window floods the landing with natural light. Two further double bedrooms mirror the proportions below, maintaining the generous feel throughout the home.

Externally, the rear garden is a real highlight—south facing and fully enclosed, it is laid to lawn with planted borders and a feature stepping stone pathway leading to a paved and gravelled seating area. A canopied walkway leads to a rear access gate.

Positioned within the garden is a brick built outbuilding with bi-fold doors and artificial grass flooring, offering a highly versatile space ideal for a home office, gym or summerhouse—perfect for modern lifestyles and working from home.

Entrance Hall

Lounge 13'1" x 13'7" (4 x 4.15)

Dining Room 11'9" x 11'1" (3.60 x 3.40)

Kitchen Diner 17'6" x 16'0" (5.35 x 4.90)

WC 6'0" x 4'1" (1.85 x 1.25)

Snug 16'4" x 9'3" (5.00 x 2.84)

Conservatory 12'9" x 8'10" (3.90 x 2.70)

Landing

Bedroom One 18'0" x 13'1" (5.50 x 3.99)

Bedroom Two 11'1" x 11'5" (3.40 x 3.50)

Bathroom 5'6" x 6'10" (1.69 x 2.10)

Shower Room 9'0" x 6'2" (2.75 x 1.90)

Landing

Bedroom Three 13'1" x 18'0" (4.01 x 5.50)

Bedroom Four 11'5" x 11'1" (3.50 x 3.40)

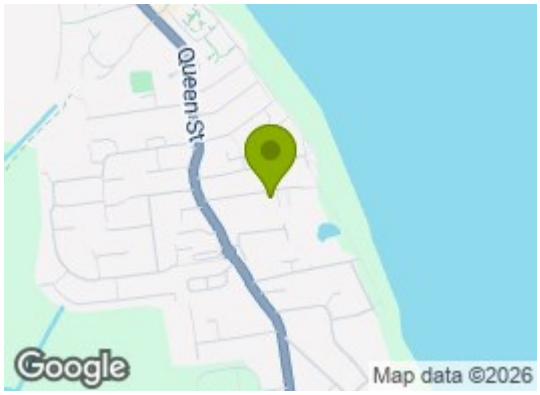
Garden

Agent Note
Parking: on street parking only, no permit required.

Heating & Hot Water: both are provided by a gas fired boiler.

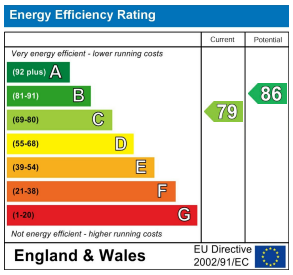
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band B.



Energy Efficiency Graph

Tenure: Freehold



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR
Telephone: 01964 611281 | www.goodwinfox.com
sales@goodwinfox.com, | rent@goodwinfox.com

The Property Ombudsman
The Property Ombudsman LETTINGS