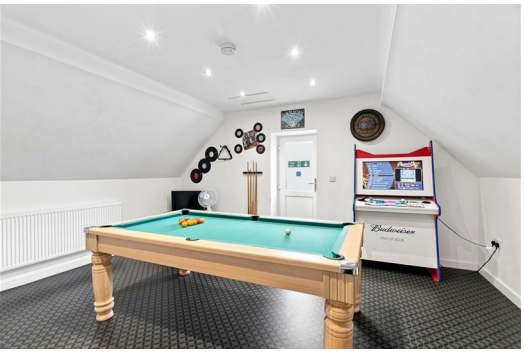
SYMONDS + GREENHAM

Estate and Letting Agents









The Old Police House Railway Crescent, Withernsea, HU19 2HF
£385,000

Nestled in the charming town of Withernsea, Railway Crescent presents a unique opportunity to acquire a remarkable detached house, formerly a police station, now transformed into two serviced accommodation properties; "The Old Police House" and "The Old Station House"

Both "The Old Police House" and "The Old Station House" feature five bedrooms, at least two bathrooms, a reception room, a kitchen and a games room with a pool table plus a luxurious hot tub outside, enhancing the appeal for guests and ensuring a memorable stay. With a proven track record of generating a gross income of £75,000 across 2025 and approximately £45,000 so far in 2026, this investment is poised to deliver immediate returns.

For those looking to step into a ready-made business, the current owner is graciously offering assistance with the management of the serviced accommodation for up to one year post-completion, ensuring a smooth transition and continued success.

Situated in a prime location, this property is within easy reach of well-regarded schools and a variety of local amenities, including supermarkets, restaurants, a leisure centre, and a golf course. This combination of convenience and leisure makes Railway Crescent an attractive proposition for investors and potentially those looking to make this into a family home.

In summary, this property not only offers a lucrative investment opportunity but also a lifestyle enriched by the vibrant community of Withernsea. Don't miss the chance to own a piece of this thriving locale, where comfort and profitability meet.

CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING
The property has the benefit of double glazing.

TENURE
Symonds + Greenham have been informed that this property is Freehold.

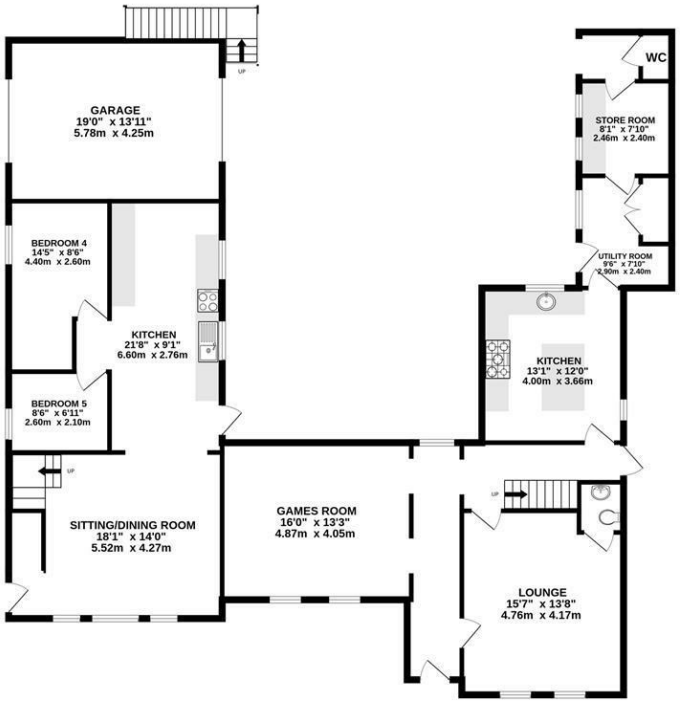
COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band B.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

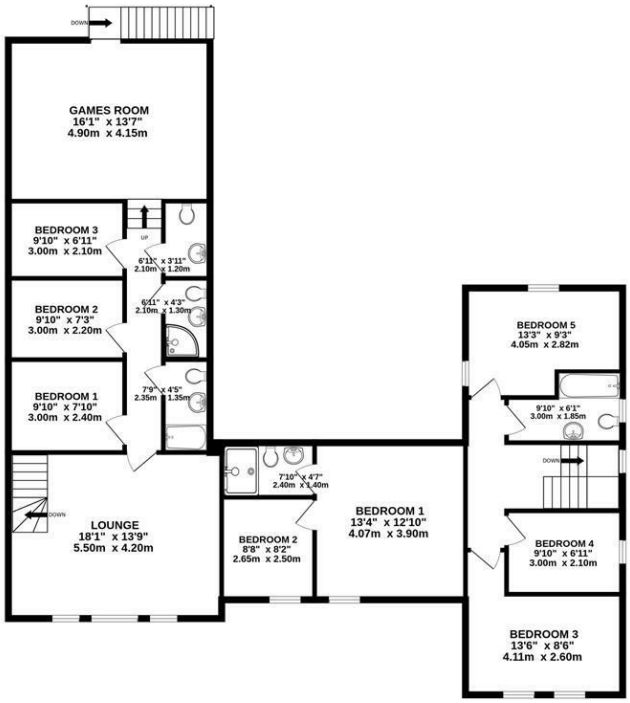
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
1810 sq.ft. (168.2 sq.m.) approx.

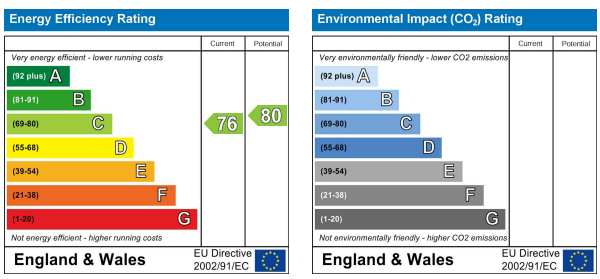


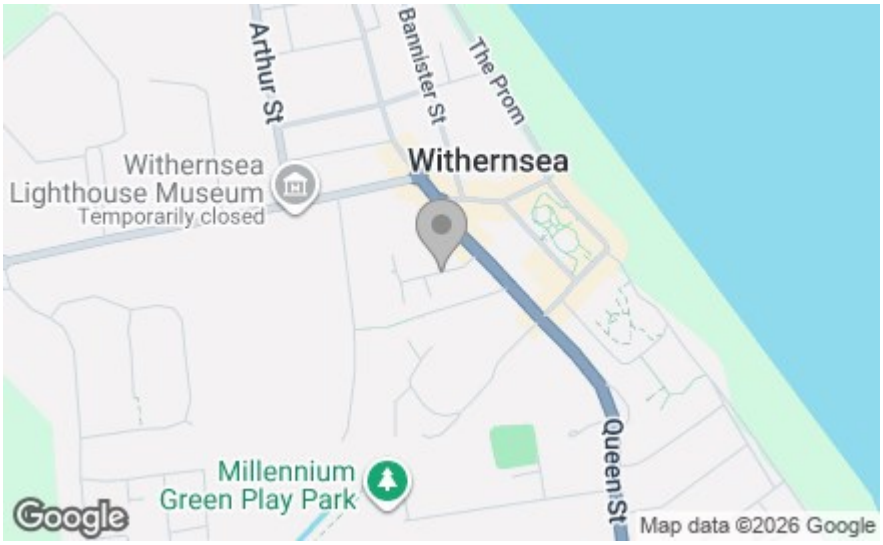
1ST FLOOR
1588 sq.ft. (147.5 sq.m.) approx.



TOTAL FLOOR AREA : 3398 sq.ft. (315.7 sq.m.) approx.

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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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