



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 46 Princes Avenue

Asking Price £249,900

WITHERNSEA, HU19 2JA

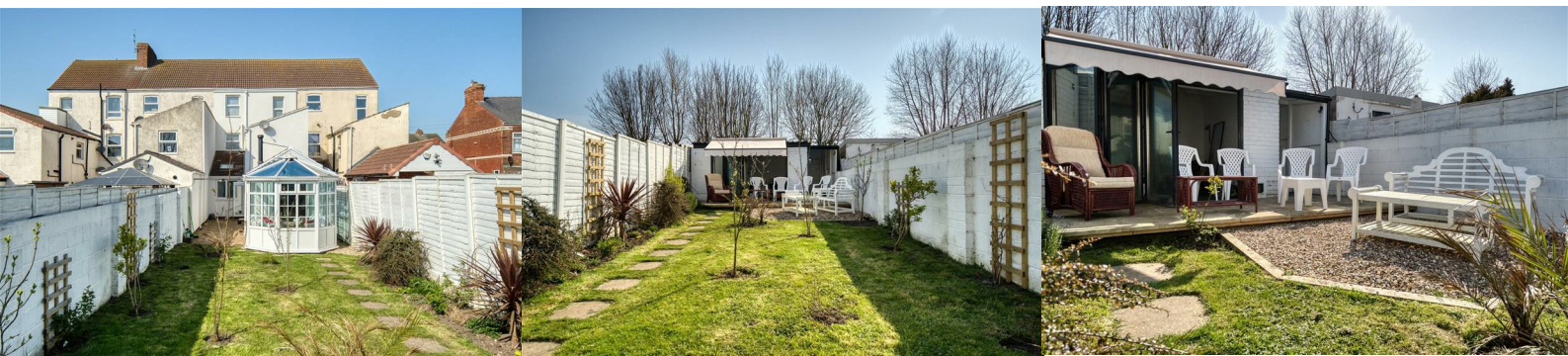


Imposing and deceptively spacious, this four double bedroom three storey town house is situated just a stone's throw from the beach, offering an exceptional amount of living space rarely found in homes of this type. With high ceilings throughout enhancing the sense of space and light, this beautifully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

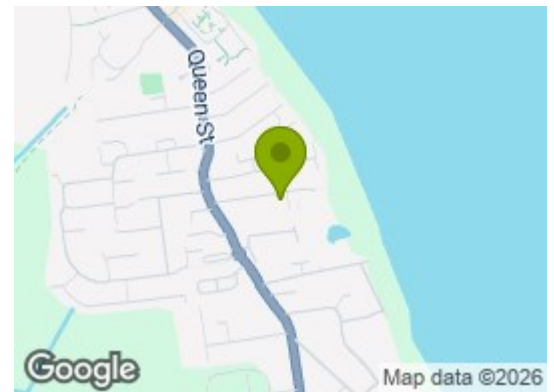
Heating & Hot Water: both are provided by a gas fired boiler.

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.

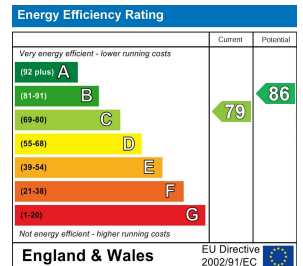


TOTAL FLOOR AREA: 2990 sq. ft. (278.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, window, doors and fittings are approximate and no responsibility is taken for any error, omission or mis-statement. There is no implied warranty that the floor plan is intended to be used for any purpose other than to provide a general guide to the layout and approximate dimensions of the property. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is provided for information only and should not be used as a basis for any legal proceedings.



**Energy Efficiency Graph**

**Tenure: Freehold**



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