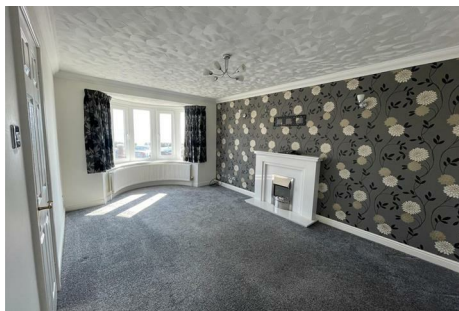




Esplanade Hornsea, HU18 1NQ

This spacious four-bedroom family home is set over three floors and enjoys beautiful sea views from the front of the property. The accommodation offers plenty of space, including a generous living room with bay window, separate dining room, fitted kitchen, utility room, downstairs WC, family bathroom and separate shower room. Outside, there are low-maintenance gardens, along with the added benefit of a garage and allocated parking space.

Offering versatile accommodation, this property would make a fantastic family home, while its coastal position could also appeal to buyers looking for a home by the sea. The generous room sizes and four bedrooms provide plenty of flexibility for growing families, guests or those requiring space to work from home.

Ideally positioned close to a range of local amenities and transport links, the property combines everyday convenience with coastal living. With the seafront just moments away and wonderful sea views to enjoy from the property, this is a home that really must be viewed to appreciate its location and the accommodation on offer.

EPC- C, Council tax band- A, Tenure- Freehold

£295,000

Entrance Hall

13'8" x 6'0" (4.17 x 1.85)

A bright and welcoming entrance hall with a double glazed front entrance door, carpeted flooring, radiator, attractive spindle staircase to the first floor and doors leading to the living room, kitchen and downstairs WC.

Living Room

14'11" x 10'5" (4.55 x 3.20)

A spacious and light-filled living room featuring a beautiful bay window to the front elevation, enjoying delightful sea views. The room benefits from decorative coving to the ceiling, an electric fire with hearth and surround creating an attractive focal point, radiator, wall light points, TV point, and an archway opening through to the dining room.

Dining Room

11'8" x 7'11" (3.56 x 2.43)

A well-proportioned dining room with an archway leading through to the kitchen, double glazed door providing access to the utility room, decorative coving to the ceiling, wall light points, radiator, and carpeted flooring. A great space for both family dining and entertaining.

Kitchen

12'6" x 8'7" (3.82 x 2.62)

Fitted with a range of wall and base units complemented by work surfaces, incorporating a 1½ bowl sink and drainer with mixer tap. Integrated appliances include an electric double oven and hob, dishwasher and under-counter fridge, with space and plumbing for a washing machine. The boiler is also conveniently housed within the kitchen. Finished with tiled splashbacks and tiled flooring, with a window and door to the rear providing access to the utility room.

Utility

5'6" x 14'9" (1.69 x 4.50)

A useful utility room with windows and a door providing access to the rear garden. Fitted with base units, work surface with space for a tumble dryer. Finished with tiled flooring and a radiator.

WC

4'7" x 2'3" (1.41 x 0.71)

Conveniently positioned beneath the staircase and accessed from the entrance hall, comprising a low-level WC, tiled walls and flooring, heated towel radiator and extractor fan. The electrical fuse box is also housed within the room.

First Floor Landing

18'6" x 6'2" (5.65 x 1.89)

A bright first floor landing with a window to the front elevation enjoying picturesque sea views. Featuring a dado rail, carpeted flooring and doors leading to the bedrooms and family bathroom. A spindle banister staircase continues to the second floor.

Master Bedroom

14'11" x 10'6" (4.55 x 3.21)

A spacious master bedroom with a bay window to the front elevation enjoying lovely sea views. Featuring fitted wardrobes and a dressing table, TV point, radiator and carpeted flooring.

Bedroom 2

11'9" x 10'1" (3.59 x 3.09)

A well-proportioned bedroom with a window to the rear elevation, fitted wardrobes and drawers providing useful storage, TV point, radiator and carpeted flooring.

Bathroom

8'2" x 6'8" (2.50 x 2.04)

Comprising a corner Jacuzzi bath with handheld shower attachment, low-level WC and wash hand basin set within a vanity unit. Finished with tiled walls and flooring, heated towel radiator and shaving point.

Second Floor Landing

6'9" x 6'0" (2.06 x 1.84)

Access to roof space, dado rail, carpeted flooring and doors leading to bedrooms and shower room.

Bedroom 3

14'3" x 13'8" (4.35 x 4.17)

Located on the second floor, this bedroom features a window to the front elevation with sea views, TV point, dado rail, radiator and carpeted flooring. Further benefits include an electric fire and a useful storage cupboard.

Bedroom 4

11'9" x 10'11" (3.60 x 3.35)

A well-proportioned bedroom with a window to the rear elevation, fitted wardrobe providing useful storage, TV point, radiator and carpeted flooring.

Shower Room

8'2" x 5'10" (2.49 x 1.79)

A well-appointed shower room featuring a step-in shower cubicle with rainfall shower an additional shower head further benefits include a foot spa, low-level WC and wash hand basin set within a vanity unit. Tiled walls and flooring and a heated towel radiator.

Garage

Allocated garage down shared access drive.

Front Garden

A low-maintenance paved front garden, enclosed by a brick boundary wall with wrought iron railings and gated pedestrian access. Steps lead up towards the property entrance, with the paved area providing an attractive and practical frontage. One allocated parking space.

Rear Garden

A low-maintenance enclosed rear garden, predominantly paved to provide an ideal space for outdoor seating and entertaining. The garden is enclosed by timber fencing, offering a good degree of privacy, with gated access to the rear leading to your allocated garage.

Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

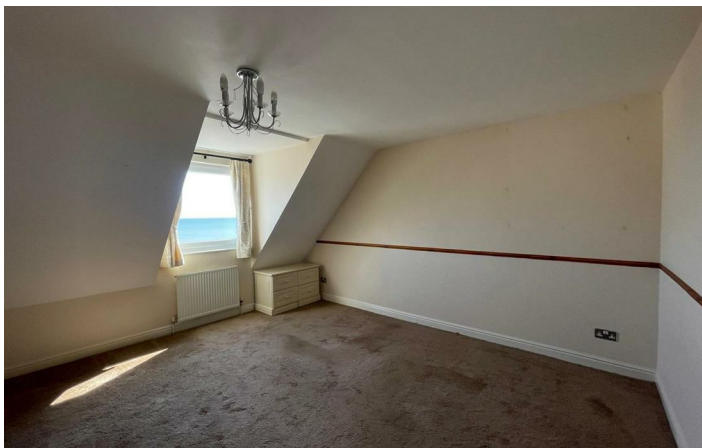
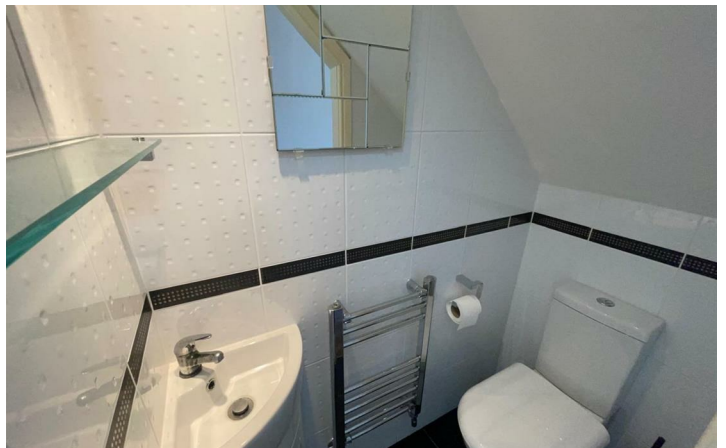
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Valuations

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Call to book your FREE Valuation on 01964 533343.

- No onward chain
- Generous living room with bay window & sea views
- Close to local amenities
- Must be viewed to appreciate
- Family bathroom & separate shower room
- Separate dining room
- Allocated parking and single garage
- Spacious four-bedroom family home room
- Useful separate utility room
- Spectacular sea views



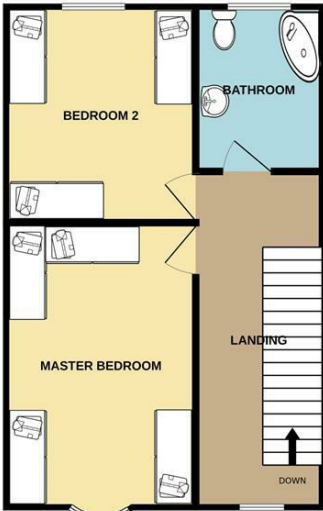


Floor Plan

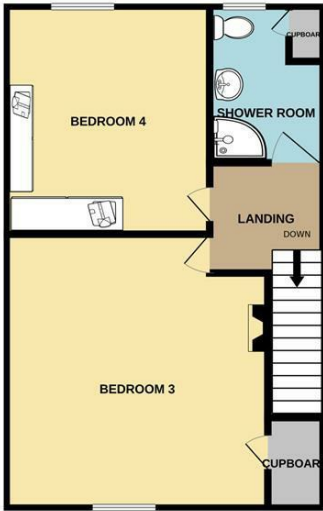
GROUND FLOOR
514 sq.ft. (47.8 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	