



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 The Promenade

Asking Price £220,000

WITHERNSEA, HU19 2DS

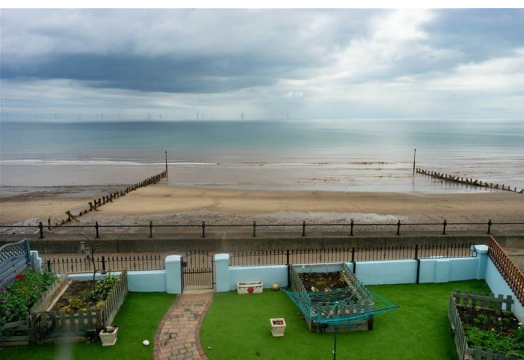


Set of the town's North Promenade, this exquisite semi-detached house offers a unique opportunity to embrace seaside living. With its prime location, the property boasts unspoilt direct sea views from most windows, allowing you to enjoy the beauty of the coastline right from the comfort of your home.

The residence features an open plan ground floor layout, with two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The two large double bedrooms are a standout feature, each equipped with its own ensuite bathroom, providing both privacy and convenience. The high standard of finish throughout the home is evident, particularly in the high gloss fitted kitchen, which is both stylish and functional.

The current owners have thoughtfully added a two-storey side extension, significantly enhancing the living space and creating a more open and inviting atmosphere. The lounge, complete with a solid fuel stove, promises cosy nights by the fire, making it an ideal retreat during the colder months.

This property is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, elegance, and breathtaking views. Whether you are looking for a permanent residence or a holiday retreat, this house on The Promenade is sure to impress. Don't miss the chance to make this stunning seaside property your own.





A decorative rail top pedestrian gate opens from the promenade and gives to the property where there is an enclosed garden, mostly laid to lawn with a sweeping brick set paved pathways leading to the front entrance door and continuing beside the property through a small courtyard area seating a metal storage shed. French doors open into a spacious lounge with central fireplace housing a solid fuel stove, open plan with a dining room with bay window facing out over the sea and rear open plan kitchen fitted with a range of contemporary grey gloss kitchen units with peninsula island unit. Access continues through to ground floor WC with utility space and a door leads out to the side courtyard. Stairs lead from the front entrance hall to the first floor landing where there are two spacious bedrooms both with sea views, with the second bedroom having an ensuite shower and bedroom one having an ensuite bathroom with separate shower, along with French doors overlooking the sea front.

Stairs continue to the second floor loft space with decorative wall panelling and windows, providing useful accessible storage space.

Hallway

Lounge 17'10" x 8'6" (5.45 x 2.60)

Dining Room 11'5" x 11'5" excl bay (3.50 x 3.50 excl bay)

Kitchen 11'9" x 10'9" & 9'6" x 7'2" (3.60 x 3.30 & 2.90 x 2.20)

WC/Utility 9'6" x 4'11" (2.90 x 1.50)

Landing

Bedroom One 11'5" x 14'9" (3.50 x 4.50)

Ensuite Bathroom 10'2" x 8'8" (3.10 x 2.65)

Bedroom Two 19'0" x 10'9" max (5.80 x 3.30 max)

Ensuite 5'6" x 3'11" (1.70 x 1.20)

Loft Space 23'7" x 6'2" (7.20 x 1.90)

Agent Note

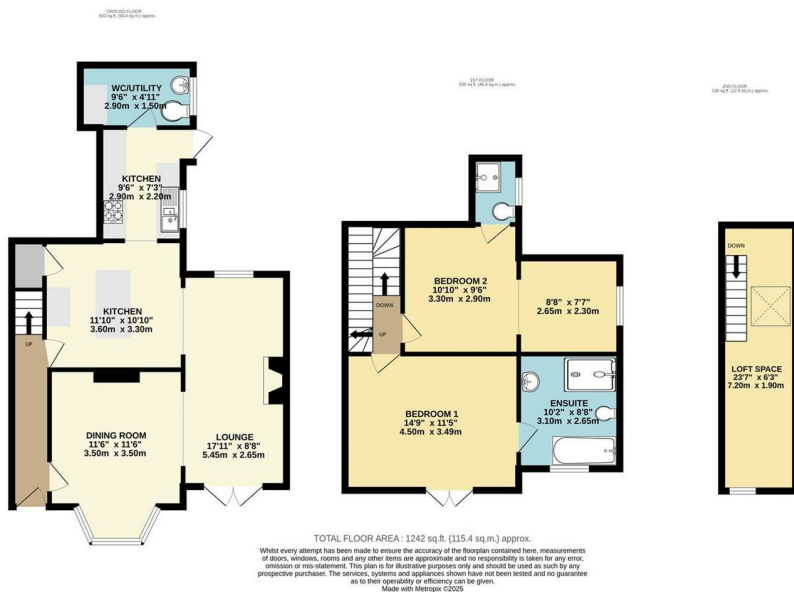
Parking: on street parking only via a neighbouring side street.

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

the property is connected to mains gas and mains drainage services.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	46	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

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