



2 The Levels, Hornsea, HU18 1GA

£265.000



**\*\* Charming 2-Bedroom Bungalow in Secluded Cul-de-Sac – Central Hornsea Location \*\***

Tucked away in a peaceful cul-de-sac yet just a short stroll from the heart of Hornsea, this delightful 2-bedroom bungalow offers the perfect blend of privacy and convenience. Boasting a conservatory, private enclosed rear garden, and off-street parking for two vehicles, this well-presented home is ideal for those seeking comfort and easy living on the coast.

The accommodation includes a bright and airy living space, modern kitchen, two generously sized bedrooms, and a contemporary bathroom. The conservatory provides a lovely additional living area with views over the garden – perfect for relaxing or entertaining. Outside, the secure rear garden offers a private retreat, while the side driveway comfortably accommodates two cars.

Early viewing is highly recommended to fully appreciate the setting and potential of this charming bungalow.

EPC - D  
Council Tax - B  
Tenure - Freehold

**Front Garden**  
Gravelled.

**Entrance Hall**  
Entrance door, coving to ceiling, loft access, laminate flooring, radiator.

**Lounge**  
14'1" x 13'5" (4.31 x 4.11)  
One window to front and two windows to side of property, French doors to kitchen, brick fireplace with gas fire, coving to ceiling, radiator, laminate flooring.





### Kitchen

13'5" x 9'10" (4.09 x 3.02)

Window to rear of property, door to conservatory, fitted wall and base units, work surfaces, composite one and a half bowl sink and single drainer, built in electric oven and hob, space and plumbing for washing machine and fridge freezer, extractor fan, part tiled walls, laminate flooring, radiator.



### Conservatory

11'5" x 7'9" (3.48 x 2.38)

Windows to front, rear and side of property, patio door to garden, tiled flooring, electric heater.

### Master Bedroom

12'0" x 11'7" (3.67 x 3.55)

Windows to front and side of property, built in cupboard, coving to ceiling, radiator, carpeted.

### Bedroom 2

13'2" x 12'0" (4.03 x 3.66)

Window to rear of property, radiator, carpeted.



### Bathroom

8'0" x 7'3" (2.45 x 2.21)

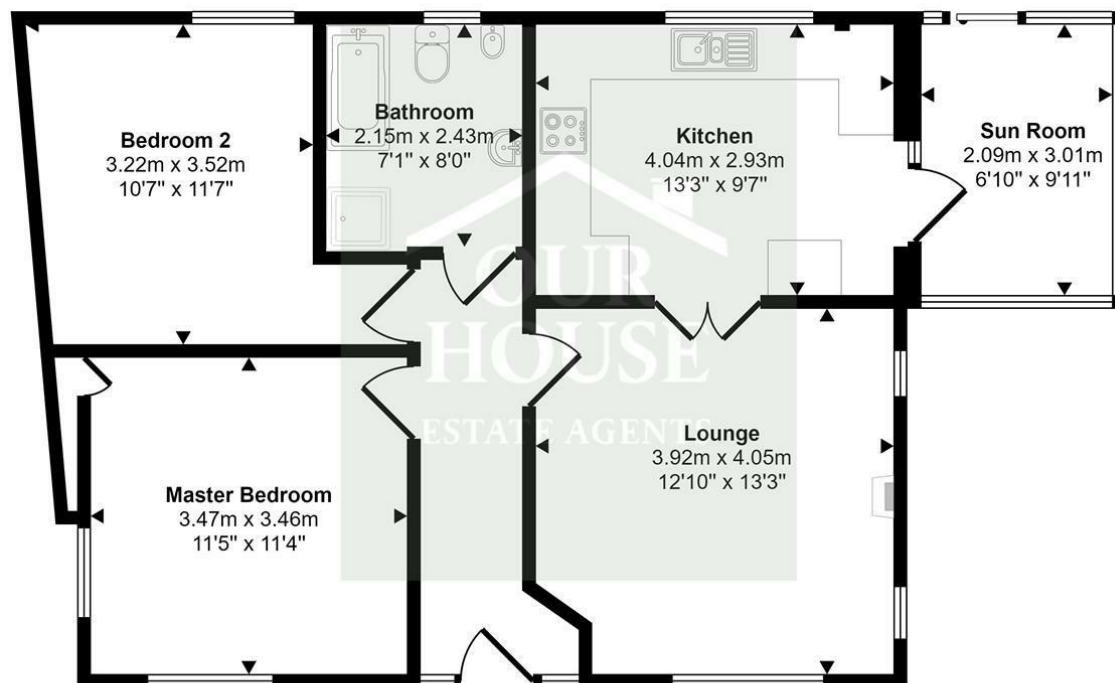
Window to rear of property, W.C, pedestal hand wash basin, bidet, panelled bath, step in shower, heated towel rail, extractor fan, tiled walls, vinyl flooring.

### Rear Garden

Mainly paved with ornamental gravelled areas between, fenced boundaries, planted borders, garden shed, pond, garden shed.



Approx Gross Internal Area  
73 sq m / 787 sq ft



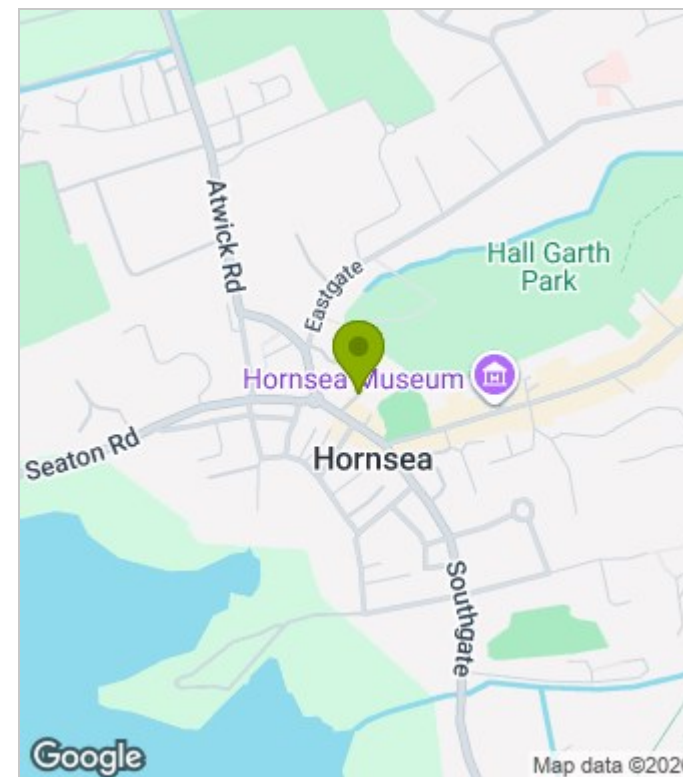
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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 or give any representation or warranty in respect of the property.



## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>84</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>68</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## Our House Estate Agents

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