



Apartment 3, The Penthouse 1 Wilton Road,
Hornsea, HU18 1QU

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LAST ONE REMAINING!! – ** EXCEPTIONAL NEWLY RENOVATED PENTHOUSE APARTMENT WITH SEA VIEWS **

Set within an elegant period building in a highly sought-after location, this beautifully renovated two-bedroom penthouse apartment offers refined coastal living with attractive sea views.

Finished to an exceptional standard throughout, the property seamlessly blends timeless architectural charm with contemporary design. The spacious open-plan living area has been carefully crafted to maximise light and flow, featuring a bespoke, high-specification kitchen and premium finishes that create a stylish yet practical living space.

The comprehensive renovation has been carried out in full compliance with stringent building regulations, including enhanced soundproofing for optimal comfort and privacy. As part of the works, the developer has installed new electrical heating throughout, undertaken a full re-wire, added insulation, and fitted a new kitchen with integrated appliances and bathroom, as well as being fully plastered and neutrally decorated throughout with modern doors and high quality flooring. The result is a home that offers the feel and reliability of a brand-new property, while retaining the character and elegance of a period building.

Both bedrooms are immaculately presented, offering a calm and comfortable retreat with a high-quality finish.

Perfectly positioned just a short stroll from the seafront and the vibrant town centre, the apartment enjoys an excellent location that places the very best of coastal living right on your doorstep.

With Hornsea continuing to grow in popularity as a holiday destination, this property also represents an outstanding investment opportunity. The current vendor, an experienced local holiday-let operator, has provided projected income figures, available upon request through the agents.

EPC - D
Council Tax - A
Tenure - Leasehold

Entrance Hall
Entrance door, carpeted, stairs leading to living/kitchen.





Open Plan Living/Kitchen

Dormer window to front of property with views out to the sea and a window seat, two Velux windows to the front of the property and window to the rear of the property allowing natural light to flood in and fill this stunning space! The kitchen has been beautifully finished with high quality fitted base units, Quartz work surfaces, one and a half bowl sink and single drainer, built in double oven and hob, integrated under counter fridge and freezer, integrated washing machine and dishwasher, extractor fan. High quality vinyl flooring, two electric radiators and spotlights complete the room.

Master Bedroom

10'0" x 8'5" (3.07 x 2.58)

Window to rear of property, electric radiator, carpeted.

Bedroom 2

8'7" x 8'7" (max) (2.63 x 2.63 (max))

Window to the rear of property, electric radiator and carpeted.

Bathroom

6'11" x 6'9" (2.13 x 2.06)

W.C, hand wash basin with vanity unit, panelled bath with shower over, beautifully tiled walls, high quality vinyl flooring, extractor fan, heated towel rail.

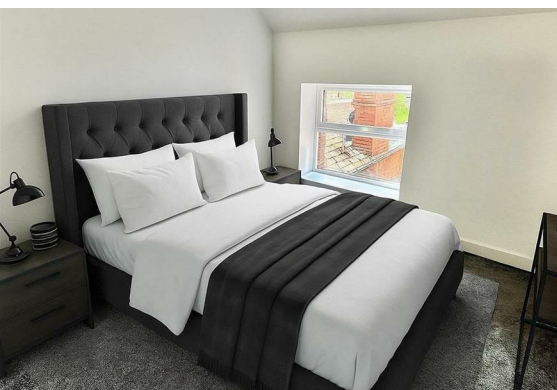
Leasehold Information

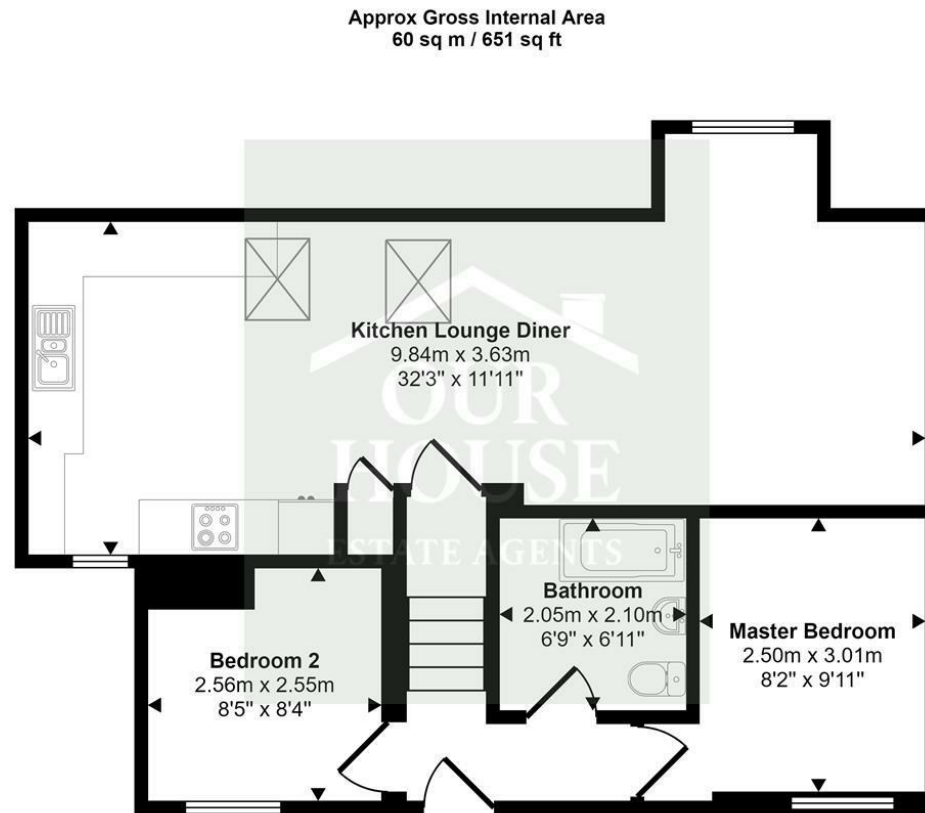
This property benefits from a share of the freehold, offering purchasers greater control over the management and maintenance of the building. With little to no ground rent and more transparent service charges, it provides a cost-effective alternative to traditional leasehold ownership. The arrangement also allows for simpler and more affordable lease extensions, enhancing long-term value and appeal. Overall, it combines the structure of a leasehold with the added advantage of increased control and improved resale potential.

Ground rent is £1 per annum. This system affords the 3 apartment owners total control of any ongoing maintenance requirements of the building rather than being at the behest of a 3rd party freeholder.

The leaseholder will be a company set up by the existing owner of the building (e.g Migma Properties Hornsea Ltd). The company will hold three shares, the owner of each apartment will be allocated 1 share, giving each apartment owner equal shares in the company, this will be carried out via each parties solicitors at the point of purchase.

Each apartment will come with a 999 year lease term.





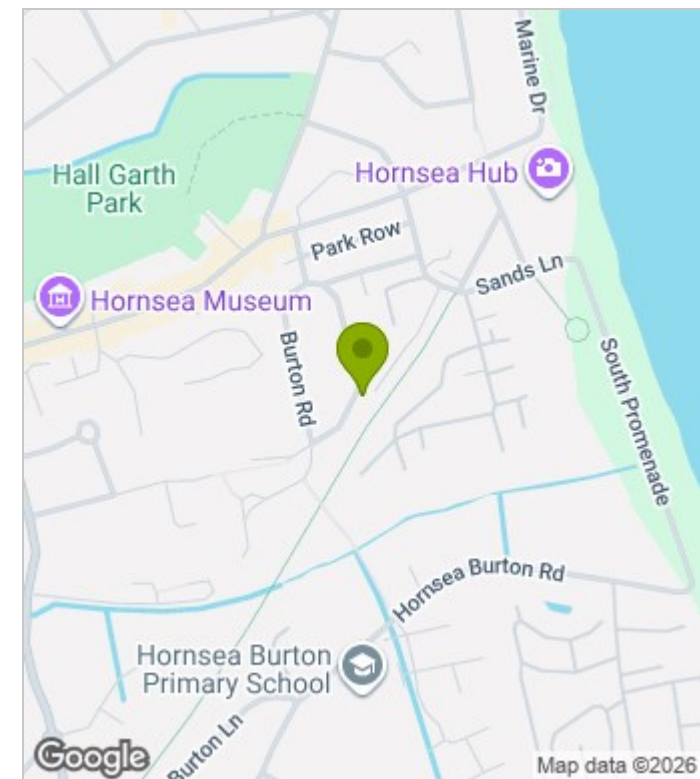
Floorplan

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) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk