



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



15 The Promenade

Asking Price £180,000

WITHERNSEA, HU19 2DP

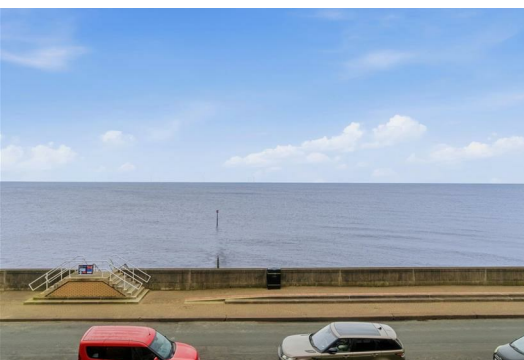


Positioned directly on the town's promenade and enjoying uninterrupted, panoramic sea views, this three bedroom mid terrace home offers a rare opportunity to embrace true coastal living. With steps down onto the beach almost from your doorstep and the town centre just a short stroll away for shops, cafés and everyday amenities, the location alone makes this property something special.

Elevated on the promenade, the home benefits from unspoilt sea views from all front facing windows, allowing you to wake up to the sight and sound of the waves each day. A front patio provides the perfect setting for morning coffee while taking in the coastal outlook, while to the rear a private west facing garden captures the afternoon and evening sun.

Well maintained and finished to a good standard throughout, the property offers versatile accommodation suited equally as a permanent residence, a seaside retreat or a holiday let investment. With two reception rooms, an extended kitchen and three bedrooms, the layout provides generous and flexible living space in an enviable seafront setting.

If you are looking to relocate to the seaside and secure a home with unspoilt views this is where you need to be. Early viewing is highly recommended to fully appreciate the location, outlook and lifestyle on offer.





Summary

The front of the property features a paved patio area enjoying open views across the promenade and out to sea. Double doors open into an internal porch, with a further glazed door leading into the entrance hallway. Here, stairs rise to the first floor landing with a useful storage cupboard beneath.

The front facing lounge is a particularly impressive room, boasting a large bay window framing panoramic sea views and centred around a solid fuel stove, creating a cosy focal point during the cooler months.

A second reception room provides an ideal dining space and flows through to the extended kitchen at the rear. The kitchen is fitted with wooden fronted units, incorporating a built-in oven and hob, with ample space for additional white goods. A door from here opens out onto the enclosed west facing rear garden, which benefits from gated access leading to a rear pathway.

To the first floor are two double bedrooms, with the principal bedroom enjoying breathtaking sea views to the front. A third bedroom offers flexible accommodation for family, guests or home working. The property is served by a tiled shower room, completing the first floor layout.

This fantastic seaside home offers space, views and location in equal measure – a rare opportunity not to be missed.

Hall

Lounge 13'1" x 11'1" (4.00 x 3.40)

Dining Room 12'9" x 11'1" (3.90 x 3.40)

Kitchen 21'7" x 5'6" (6.60 x 1.70)

Landing

Bathroom 6'6" x 5'2" (2.00 x 1.60)

Bedroom One 13'1" x 10'5" (4.00 x 3.20)

Bedroom Two 12'9" x 10'5" (3.90 x 3.20)

Bedroom Three 8'6" x 5'2" (2.60 x 1.60)

Garden

To the rear of the property is a laid to lawn garden with a brick paved patio area, slate gravelled paths and a timber shed. Enclosed by wall boundaries with a gate to the rear access. To the front is a paved frontage with a low wall and hand gate to the promenade.

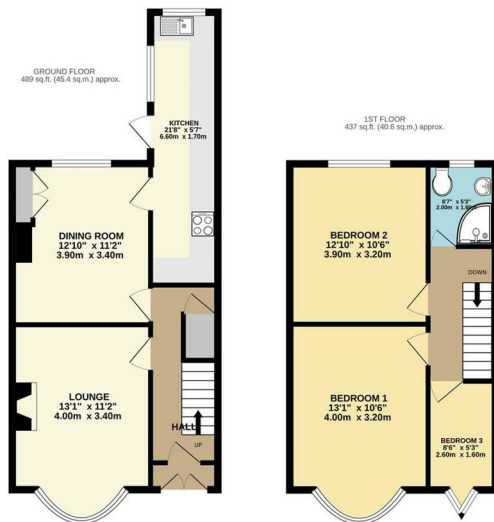
Agent Note

Parking: on street parking.

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

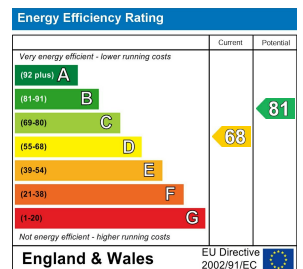
Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The property is connected to mains gas & mains drainage services.



Energy Efficiency Graph

Tenure: Freehold



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