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ESTATE AGENTS



## Cliff Road Hornsea, HU18 1LN

Nestled in the heart of Hornsea, this charming maisonette on Cliff Road offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a peaceful retreat close to the coast.

The spacious reception room provides a welcoming atmosphere, ideal for relaxation or entertaining guests.

One of the standout features of this property is its low maintenance garden and courtyard, providing a lovely outdoor space to enjoy the fresh air without the burden of extensive upkeep.

Situated within walking distance to the beach, residents can easily indulge in the beauty of the coastline, making it a perfect spot for seaside strolls or enjoying the sun. Additionally, the central location means that all local amenities are just a stone's throw away, offering convenience for shopping, dining, and leisure activities.

This maisonette presents an excellent opportunity for those looking to embrace coastal living in a vibrant community. With its appealing features and prime location, it is a property not to be missed.

Viewing highly recommended!  
EPC- D, -Council Tax- A, -Tenure-Leasehold

**Offers In The Region Of £125,000**

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## Kitchen

8'2" x 8'1" (2.49 x 2.47)

Fitted wall and base units with work surfaces, complimented by a stainless steel sink as well as a mixer tap. Wooden door leading to the garden. Vinyl flooring plus window overlooking the garden.

## Dining/ Craft Room

11'2" x 9'7" (3.42 x 2.93)

Laminate flooring with window overlooking passage entrance. stairs leading to the first floor.

## Living Room

16'8" x 11'10" (5.10 x 3.63)

Spacious, light airy room boasting two windows overlooking Cliff Road. The electric fire with hearth and surround are a focal point of this lovely carpeted room.

## Landing

22'11" x 4'6" (6.99 x 1.39)

Generous sized landing, leading to the bedrooms, plus bathroom. carpeted flooring as well as access to the loft.

## Bedroom 1

10'9" x 10'0" (3.30 x 3.05)

Window overlooking the side garden, carpeted flooring and radiator, a good sized room.

## Bedroom 2

8'2" x 8'2" (2.49 x 2.49)

Window overlooking the rear garden, carpeted flooring plus television point and radiator.

## Bathroom

8'0" x 5'2" (2.44 x 1.60)

White 3 piece suite comprising

of a pedestal hand wash basin, low level toilet and paneled bath complimented by an over the bath shower. Part tiled walls plus vinyl flooring add style to this room.

## Rear Garden

Delightful, secluded, ornamental garden with raised beds and seating area, complimented with mature rockeries. Gated passageway leads to the courtyard area and garden offering complete privacy.

## About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

## 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

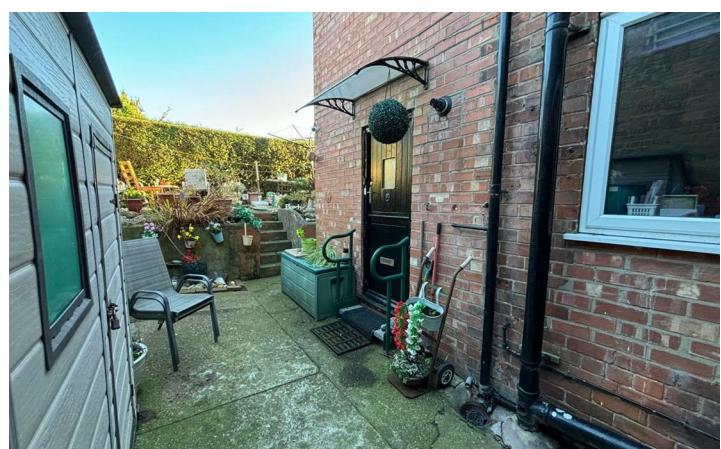
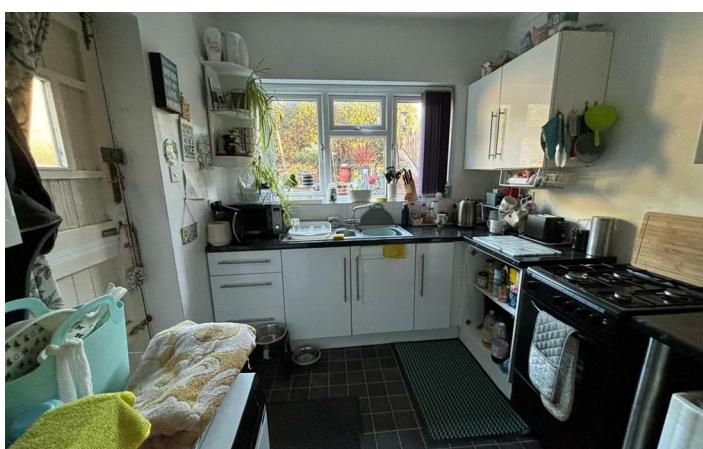
If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

Call to book your FREE Valuation on 01964 533343.

- Excellent location close to the sea
- Peaceful, secluded garden, cottage style, low maintenance
- Viewing highly recommended

- Spacious light, airy living room
- Within walking distance to all amenities

- Good sized bedrooms
- Dining/craft room, ideal for hobbies or home working





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## Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, positions, dimensions, rooms and any other details are approximate and are provided for general guidance only. No responsibility is accepted for any inaccuracies. This plan is for descriptive 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 suitability 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 |         |           |
| (0-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| EU Directive 2002/91/EC                     |   |         |           |
| England & Wales                             |   |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |   | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |
| England & Wales   |   |         |           |