

Phone: 01964 533343

Email: info@hpsestateagents.co.uk

HPS
— — —
ESTATE AGENTS



Southgate Hornsea, HU18 1AL

A beautifully presented Grade II Listed two-bedroom cottage-style town house located in the popular coastal town of Hornsea. Constructed in a Georgian architectural flemished bond brick, rich in character and traditional charm. The property features well-balanced accommodation arranged over two floors, combining period details with comfortable modern living.

The home benefits from a private garage, a rare and valuable addition for a property of this location, and a secluded low-maintenance courtyard garden ideal for alfresco dining or quiet relaxation.

Situated in a desirable and convenient location close to local shops, cafes, and town amenities, this delightful cottage offers an excellent opportunity for those seeking charm, practicality, and a central setting.

Viewing is highly recommended to truly appreciate this unique home.

Council Tax- B - EPC- D - Tenure - Freehold

Offers In The Region Of £265,000

www.hpsestateagents.co.uk

Entrance Hall

11'6" x 5'1" (3.51 x 1.57)

Wooden entrance door, convenient built in cupboard, low maintenance karndean flooring and staircase to first floor with spindle bannister.

Sitting Room

12'1" x 12'0" (3.70 x 3.67)

Featuring an oak mantel, carpeted flooring, a front-facing original sash window, a traditional radiator and double doors leading to the entrance hall.

Living Room,Diner

18'2" x 18'2" (5.56 x 5.54)

This cosy living room / diner features low-maintenance Karndean flooring, a built-in cupboard for extra storage plus an oak mantel with a multi fuel burner. Natural light floods the space through a skylight, a side-facing sash window, and patio doors opening from the dining area directly onto the rear garden.

Breakfast Kitchen

8'9" x 13'10" (2.67 x 4.23)

Continuing from the open plan living/dining room, the low-maintenance Karndean flooring flows seamlessly into the kitchen. The space is fully fitted with modern shaker-style wall and base units, an electric oven and hob, integrated washer and dishwasher, 1½ sink with drainer, complemented by matching worktops and splash backs. sash windows to the side and rear of the property, flood the kitchen with natural light.

First Floor Landing

12'0" x 5'3">7'2" (3.66 x 1.62>2.20)

Spacious landing with spindled banister, carpeted flooring, sash window facing to the front of the property, traditional radiator and a cosy window side window seat.

Master Bedroom

11'4" x 9'11" (3.47 x 3.04)

Carpeted flooring, traditional style radiator and French sash window

facing the front of the property flooding the room with natural light.

Bedroom 2

9'9" x 9'0" (2.99 x 2.75)

Carpeted flooring, traditional style radiator and sash window facing to the rear of the property.

Bathroom

7'9" x 6'8" (2.37 x 2.05)

The bathroom features a rear-facing window, a freestanding bath with over-bath shower, a pedestal wash hand basin and a vanity unit. The room is finished with tiled flooring and half-tiled walls, complemented by a traditional radiator.

Front Garden

A charming low-maintenance front garden featuring a short hedge, gravel area, and stepping stones leading to the entrance.

Rear Garden

A private walled courtyard arranged over two levels, featuring low-maintenance artificial grass for a neat and tidy outdoor space.

Garage

Garage accessed through a passage in the rear garden with an electric door. Wooden steps lead to the roof space of the garage.

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.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

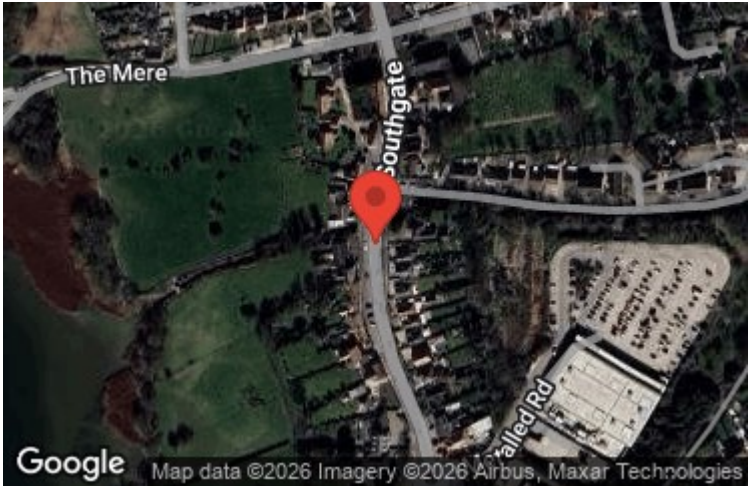
Valuations

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.

- Beautifully decorated throughout
- Mostly Karndean flooring on ground floor
- Many original features
- Central location
- Private courtyard
- Must be viewed to truly appreciate this beautiful home!!
- Modern fitted kitchen
- Garage for one car
- Close to all amenities

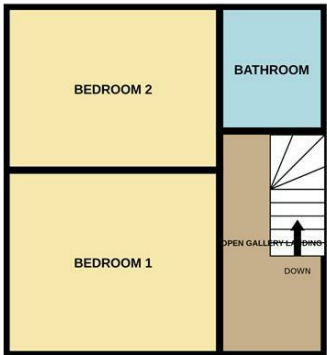




Floor Plan

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metagix ©2025

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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