



## 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

## 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

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## 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.

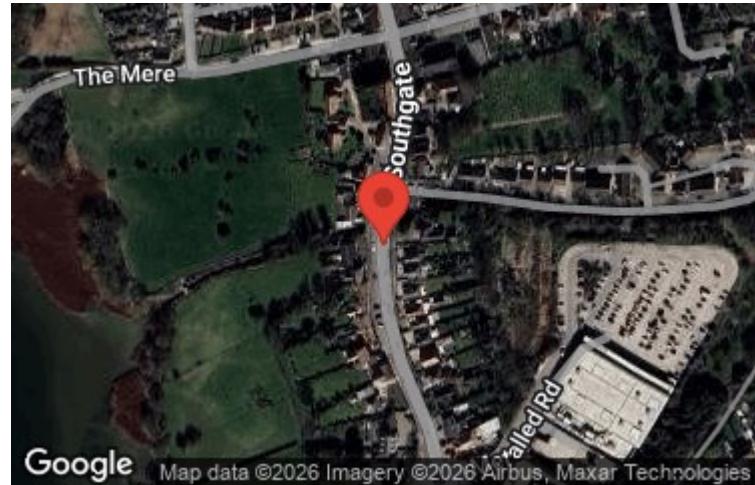
Call to book your FREE Valuation on 01964 533343.

- 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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no dimensions should be relied upon. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition 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			