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ESTATE AGENTS



Southgate Gardens Hornsea, HU18 1RB

Located in Southgate Gardens, Hornsea, this family home presents an excellent opportunity for those looking to create their dream residence. Offering generous living space throughout, this well-proportioned home is perfectly suited to growing families. The property boasts a spacious open-plan lounge/dining room, ideal for modern family living and entertaining, together with a spacious fitted kitchen and downstairs WC. To the first floor a family bathroom and three generous sized bedrooms, offering flexible accommodation for family life, guests, or a dedicated home office. While the property is in need of modernisation and repair, it provides a spacious blank canvas for you to design and personalise according to your taste and lifestyle. Boasts double glazed windows and doors ensuring a comfortable living environment, enhancing energy efficiency and reducing noise.

One of the standout features of this home is the expansive gardens, which offer a wonderful opportunity to cultivate your own outdoor oasis. Whether you envision a vibrant flower garden, a practical vegetable patch, or a serene space for relaxation, the possibilities are endless.

Conveniently located close to the town centre and the picturesque mere, this property allows for easy access to local amenities, shops, and recreational activities. The combination of a prime location and the potential for transformation makes this house a truly appealing prospect for buyers looking to invest in a property with character and potential.

This house on Southgate Gardens is a fantastic opportunity for those willing to invest time and effort into creating a modern family home in a desirable location. With its spacious layout and potential for personalisation, it is sure to attract interest from a variety of buyers.

EPC: C - Tax Band: B- Tenure: Freehold

£155,000

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Entrance Hall

9'1" x 3'11" x 6'1" x 2'10" (2.78 x 1.20 x 1.87 x 0.87)

L shaped entrance hall with spindled bannister leading to the first floor. Door to living room and cloakroom

Cloakroom

5'10" x 2'11" (1.79 x 0.90)

Low level W.C and window to the front aspect.

Living / Dining Room

10'5" x 11'4" x 14'10" x 10'11" (3.20 x 3.46 x 4.54 x 3.34)

Open plan living / dining room creating a spacious room, boasting double glazed windows to front and rear aspects. Doors leading to hall and kitchen.

Kitchen

13'8" x 9'7" (4.18 x 2.93)

Fitted wall and base units plus work surfaces. Sink with double drainer as well as hot and cold taps. Wall mounted combi boiler and window to rear and side aspect.

First Floor Landing

11'5" x 2'11" x 5'11" x 10'9'4" (3.48 x 0.91 x 1.82 x 3.34)

Carpeted staircase boasting spindled banister. Window on the staircase to front aspect. Doors leading to bedrooms and bathroom.

Bedroom 1

13'8" x 12'4" (4.17 x 3.78)

Double glazed window to rear aspect and a radiator.

Bedroom 2

11'2" x 8'10" (3.42 x 2.70)

Double glazed window to front aspect also a radiator

Bedroom 3

12'3" x 8'10" (3.75 x 2.70)

Double glazed window overlooking the rear garden. Carpeted flooring plus a radiator.

Bathroom

Panelled bath with pedestal hand wash basin and low level W.C. Part tiled walls plus vinyl flooring. Radiator as well as a window to the side aspect.

Front Garden

Paved area to front aspect plus brick wall boundary to the front and a hedged boundary to the side, Driveway with parking for several cars leading to rear garden boasting a cobbled wall boundary.

Rear Garden

Mainly lawn with two established apple trees. Patio area plus hedged boundary to one side and a cobbled wall boundary to the right as well as hedging.

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.

• **In need of modernisation and decor**

• Roof recently repaired

• Open plan living/dining room

• Viewing highly recommended

• Spacious landing with window to create natural light

• Good sized gardens front and rear.

• Well proportioned bedrooms

• Double glazed doors and windows

• Off street parking for several cars

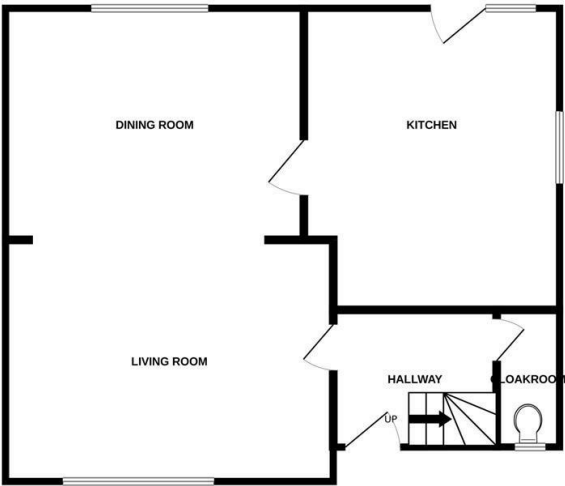
• Priced to sell as an investment or first time buyer looking to create a family home



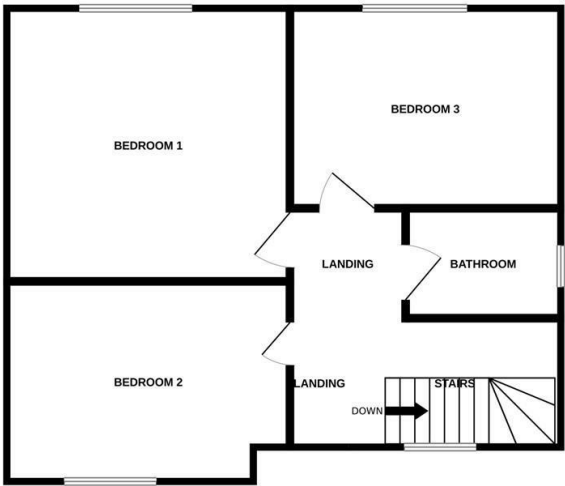


Floor Plan

GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

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 by 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.

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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			
(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	