



Broadway Hornsea, HU18 1 PZ

*****STUNNING, WELL APPOINTED APARTMENT ON THE SEAFRONT*****

Situated in a prime seafront location, this contemporary apartment offers spacious and light-filled interiors, perfect for relaxed coastal living. The open plan layout creates a seamless flow between the living, dining, and kitchen areas, ideal for entertaining or unwinding with stunning sea views just steps away. The apartment features two well-sized bedrooms, each offering comfortable accommodation with plenty of space for storage. The master bedroom benefits from an en-suite bathroom for added privacy and convenience. Enjoy warmth and comfort with the luxury of underfloor heating, evenly distributed throughout the apartment, ensuring a cosy environment all year round.

This beautifully presented seafront apartment offers the perfect combination of luxury, style, and location, and is ideal for anyone looking to enjoy the beauty and tranquility of coastal living. Don't miss out on this exceptional opportunity to own a stunning seafront apartment!

Call Claire, Donna or Tracy to book your viewing now.

EPC Rating - B, Council Tax Band - B, Tenure - Leasehold.

£145,000

Communal Entrance Hall

Entrance Hall 10'3" max x 6'1" max (3.13 max x 1.86 max)

Entrance door leading to the hall with two built in cupboards, one housing the washing machine. Tiled flooring.

Open Plan Living Area 19'6" x 14'2" (5.95 x 4.34)

Four windows, two each to the side and rear, large lounge dining area with kitchen incorporated. Down lights, television point. and tiled flooring.

Kitchen Area

A range of modern wall and base units with worktops over incorporating a single drainer sink unit and drainer with mixer tap over. Electric oven and hob with extractor fan over, integrated fridge freezer and dishwasher. Tiled flooring.

Master Bedroom 14'7" x 11'2" (4.46 x 3.42)

Window to rear, tiled flooring and downlights.

En-suite 7'4" x 2'10" (2.25 x 0.88)

White three piece suite comprising:- step in shower cubicle, pedestal hand wash basin and low level wc. Extractor fan and down lights, tiled walls and flooring.

Bedroom 2 14'2" max x 9'7" max (4.33 max x 2.93 max)

'L' shaped room narrows to 2.37 x 1.65. Window to side, downlights and tiled flooring.

Bathroom 7'5" x 6'2" (2.28 x 1.90)

White three piece suite comprising:- panelled bath with shower over, pedestal hand wash basin and low level wc. Tiled walls and floor extractor fan and built in cupboard housing the hot water cylinder.

Leasehold

Leasehold. 985 years

Subject to a service charge £130.52 a month

Ground rent of £100 per annum

*No pets policy

About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can. Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain.

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

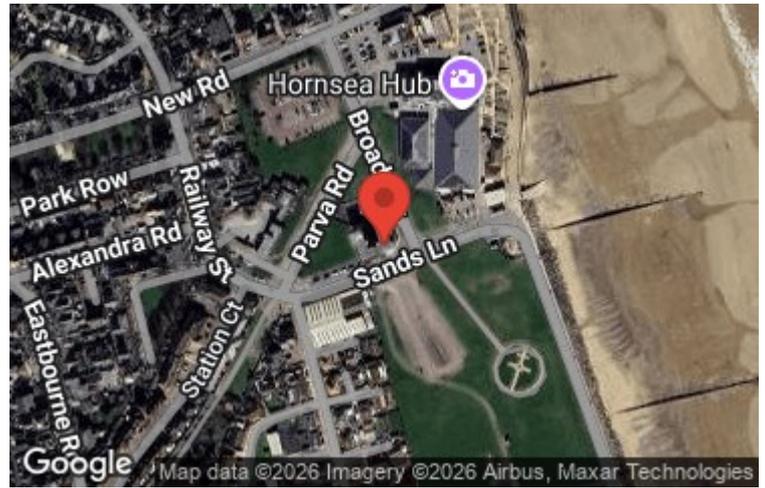
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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Beautiful ground floor apartment
- Open plan living, dining and kitchen area
- ***NO CHAIN***
- Seafront location
- Two bedrooms, two bathrooms
- Must be seen
- Spacious and airy
- Well maintained block





Floor Plan

Floor Plan

Approx. 75.2 sq. metres (809.0 sq. feet)



Total area: approx. 75.2 sq. metres (809.0 sq. feet)

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 firm's 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		81	81
	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		