



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



90 South Promenade

Offers Over £190,000

WITHERNSEA, HU19 2JE



Enjoying an enviable position on the town's South Promenade with uninterrupted views across the sea, this extended three bedroom house offers a rare opportunity to embrace coastal living at its very best. Whether as a permanent residence, weekend retreat or holiday home, this beautifully presented property is perfectly placed to make the most of its stunning seaside setting.

The current owners have tastefully styled the property throughout, creating a welcoming home that is ready for a new owner to move straight into and enjoy. Recently redecoration and newly fitted carpets provide added luxury. The accommodation flows particularly well, centred around an open plan living space designed to maximise the outlook towards the sea.

A large picture window frames the ever-changing coastal views from the lounge, whilst the extended kitchen to the rear provides a practical and modern space for everyday living. The layout is both comfortable and sociable, making it equally suited to relaxing weekends or entertaining family and friends. Additional radiators have been added for extra comfort.

To the first floor are three bedrooms, including two doubles, with the principal bedroom enjoying sea views and fitted wardrobes. The accommodation is completed by a modern bathroom and ground floor WC, offering convenience for everyday living.

Externally, the property is just as impressive. The front garden opens directly onto the promenade and provides a wonderful place to sit and enjoy the sea air, whilst the fully enclosed rear garden enjoys the afternoon sun and leads through to private parking for two vehicles. With the beach quite literally on the doorstep, this is a home that offers a lifestyle as much as a property.





Pedestrian access leads directly from the South Promenade, with steps nearby providing access down onto the beach.

The front garden is enclosed by an attractive wall and feature gate incorporating a decorative boat motif, immediately setting the coastal theme of the property. Designed for ease of maintenance, the garden is gravelled with a patio seating area positioned to enjoy the sea views, creating an ideal spot for morning coffee or an evening drink. A reclaimed wooden rowing boat has been thoughtfully repurposed as a feature planter, providing a unique focal point.

Entering through the front porch, there is useful space for coats and shoes before opening into the main living accommodation.

The open plan lounge diner extends from front to rear, with a large picture window framing the stunning sea views. A central fireplace provides a focal point within the lounge area, whilst the dining space overlooks the rear garden. An open spindle staircase rises to the first floor, enhancing the sense of space and openness.

Leading through from the dining area, the extended kitchen

is fitted with a range of modern neutral units and provides space for a freestanding cooker, fridge freezer and washing machine. The kitchen also incorporates a convenient ground floor WC and provides direct access to the rear garden.

Outside, the rear garden is fully enclosed and paved, creating a low maintenance outdoor space that enjoys the afternoon sun. A useful shed provides additional storage, whilst a gate at the rear leads through to a private driveway offering off street parking for two vehicles. An outside electrical socket is an additional feature for anyone needing power to the garden.

To the first floor, the landing gives access to two double bedrooms and a third bedroom currently utilised as a home office. Bedroom one benefits from fitted wardrobes and enjoys views across the sea. Completing the accommodation is a bathroom fitted with fully tiled walls and a bath with shower over.

Porch

Lounge/Dining Room 24'1" x 18'0" (7.35 x 5.50)

Kitchen 13'10" x 8'10" (4.23 x 2.70)

Ground Floor WC 5'6" x 2'3" (1.70 x 0.70)

Bedroom One 14'9" x 10'0" (4.52 x 3.05)

Bedroom Two 10'0" x 9'7" (3.06 x 2.93)

Bedroom Three 7'8" x 7'0" (2.36 x 2.15)

Bathroom 7'8" x 5'3" (2.36 x 1.62)

Garden

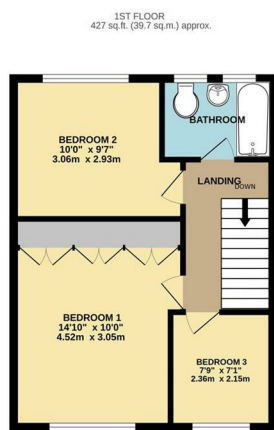
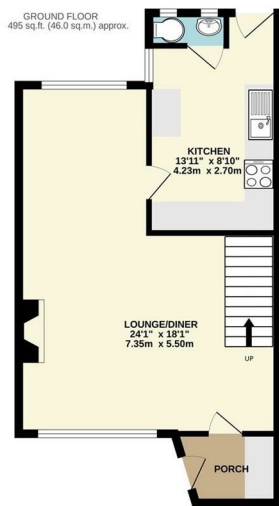
Agent Note

The current owners have undertaken a range of home improvements including additional heating, new carpets and fresh décor.

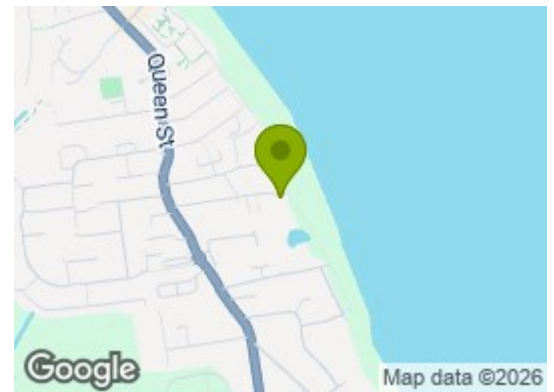
The current owners would also be open to including some furniture within the sale and this can be discussed with anyone who may be interested.

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



TOTAL FLOOR AREA - 922 sq.ft. (85.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(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	

Services include mains gas, electric and drainage connections.

Council tax band A.

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/give any representation or warranty in respect of the property.