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ESTATE AGENTS



## New Road Hornsea, HU18 1PG

Situated on New Road in the charming coastal town of Hornsea, this beautiful period ground floor flat offers a delightful blend of character and comfort. With one spacious reception room, one well-appointed bedroom, and a modern bathroom, this property is perfect for individuals or couples seeking a tranquil retreat by the sea.

As you enter the flat, you will be greeted by many original features that add to its unique charm and character. The high ceilings and period details create an inviting atmosphere, making it a wonderful place to call home. The flat also boasts a paved front garden, providing a lovely outdoor space to enjoy the fresh sea air and relax in the sunshine.

Situated in a peaceful area, this property is just a short stroll from the beautiful coastline, allowing you to enjoy the stunning views and the soothing sounds of the waves. Whether you are looking for a weekend getaway or a permanent residence, this flat offers a perfect balance of seaside living and comfort.

With its prime location and charming features, this ground floor flat on New Road is an excellent opportunity for those wishing to embrace the coastal lifestyle in Hornsea.

Do not miss the chance to make this delightful property your own.

EPC-C, Council Tax- A, Tenure-Freehold

**£105,000**

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#### Communal Front Porch

Original Wooden front door leading to the communal entrance hall

#### Communal Hall

Carpeted entrance hall leading to flats 4 and 5 with wooden door and opaque window.

#### Entrance Hall

19'9" x 3'1" 4'0" x 7'8" (6.04 x 0.95 1.23 x 2.35)

Wooden door leading to carpeted hall boasting dado rail plus cellar cupboard. Access to rear courtyard from the hall as well as bathroom and kitchen.

#### Living Room

14'2" x 16'3" (4.33 x 4.96)

Beautiful airy room with double glazed bay window dressed by a wooden window seat overlooking the front garden. It boasts original coving to the ceiling and an ornate ceiling rose. The marble hearth and surround are a feature of this room.

#### Master Bedroom

14'11" > 9'1" x 12'9" > 10'7" (4.55 > 2.79 x 3.90 > 3.23)

Good sized bedroom with a window overlooking the rear courtyard. Carpeted flooring and a radiator and warmth to this room.

#### Breakfast Kitchen

11'9" x 4'11" < 10'0" (3.60 x 1.52 < 3.06)

Delightful room with many original features. Fitted base and wall units create ample storage. plus work surface housing a round sink as well as a mixer tap. Part tiled walls add style to this room. Boasts an electric hob and oven also the boiler is located on the wall. Built in cupboards create plenty of storage space.

#### Bathroom

6'8" x 5'9" (2.05 x 1.77)

Practical bathroom consisting of a white panelled bath with a shower over the bath. The pedestal wash hand basin plus low level W.C adds style. Laminate flooring plus part tiled walls create a stylish room.

#### Cellar Cupboard

Cupboard under the stairs of the communal hall but accessed from the hall in Flat 1. The electric meters for the flats are located here and owners need access to read their meter.

#### Courtyard

Rear courtyard with space for table and chairs. The fire escape is located here giving access to flat 4 & 5 as well as the bins stored outside of the courtyard.

#### Front garden.

Stone steps and paving slabs lead to the communal front door. Paved area at the front garden surrounded by mature shrubs. Wrought iron gate plus brick wall creating the boundary.

#### 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 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

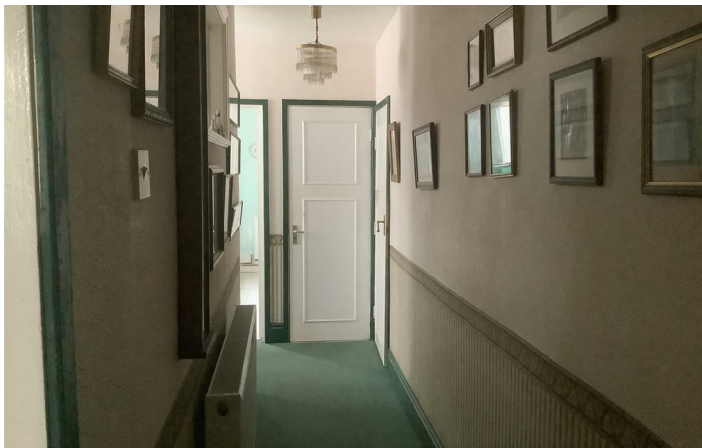
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Beautiful ground floor flat overlooking Memorial Gardens
- Living room with many original features
- Good sized bedroom

- Located close to all amenities
- Bay window complimented with a window seat
- Practical breakfast kitchen with original pulley airer

- Short walk to the Sea front
- Paved front garden enveloped by mature shrubs

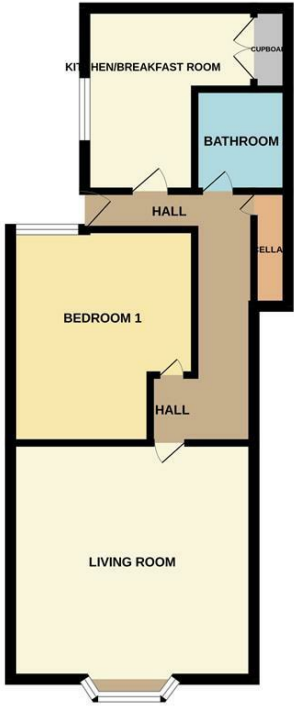






Floor Plan

GROUND FLOOR



While 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 misstatement. 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 72                      | 78        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |