



**2 Promenade View, Marine Drive  
Hornsea, East Yorkshire HU18 1NJ  
Price £375,000**





## 2 Promenade View, Marine Drive, Hornsea, East Yorkshire HU18 1NJ

\* SUPERB 3 BEDROOM SEA VIEW DUPLEX APARTMENT \* IDEAL FOR MAIN OCCUPATION OR 2nd HOME \* POPULAR EAST COAST TOWN \* 1654 SQFT OF ACCOMODATION OVER TWO FLOORS \* BEAUTIFUL FITTED KITCHEN \* GAS FIRED CENTRAL HEATING \* GLAZED SEA VIEW SUN LOUNGE AND STUDY \* TWO INTEGRAL GARAGES AND 2 PARKING SPACES \* SITUATED RIGHT ON THE SEA FRONT \* CLOSE TO THE CENTRE OF TOWN AND NEXT TO THE NEW LEISURE CENTRE \* READY FOR IMMEDIATE OCCUPATION \* INTERNAL VIEWING A MUST \*

### LOCATION

Hornsea is a much favoured, prosperous and friendly East Yorkshire seaside town of some 8,000 residents. The town is well known and admired for its numerous sporting and recreational facilities. These include the centrally situated Hall Garth Park, a recreational haven for walkers. Hornsea Hub, (www.eastridingleisure.co.uk) a recently rebuilt Leisure centre, located on the sea front, that offers state of the art facilities. Hornsea Mere, Yorkshires largest freshwater lake, where sailing and fishing are the order of the day. Hornsea Golf Club, a superb 18 hole members course established over a century ago. Hornsea Freeport, an edge of town destination shopping village and leisure park. Hornsea is also particularly well served with an excellent range of supermarket, convenience stores and all manner of retail shops, together with numerous bistros, restaurants and cafeterias. Within a driving radius of 18 miles is the important city of Hull with its continental ferry port, the attractive and historic market town of Beverley and the popular coastal town of Bridlington. The M62, part of the national motorway network, is situated some 27 miles west of Hornsea.

### PROMENADE VIEW APARTMENTS

Previously occupied exclusively for family occupation, the apartments are now offered on the open market for the first time. The prominent building has been meticulously refurbished throughout to provide just four extremely desirable executive residences. Presenting a rare opportunity for the discerning purchaser to acquire a seaside property in a truly exceptional location.

**Entrance Hallway 16'9" x 6'8"**

**Living / Dining Room 19'3" x 13'1"**

**Glazed Sun Lounge 18'9" x 7'6"**

**Study 9'7" x 4'8"**

**Kitchen 13'0" x 7'10"**

**Bedroom 2 14'0" x 8'9"**

**Bedroom 3 12'1" x 9'4"**

**Bathroom 6'4" x 5'8"**

### SECOND FLOOR

**Hallway 16'11" x 6'7"**

**Lounge 20'4" x 15'10"**

**Utility / Laundry Room 13'0" x 7'10"**

**Bedroom 1 14'1" x 8'11"**

**Dressing Room 12'2" x 9'1"**

**Bathroom 6'3" x 5'8"**

### OUTSIDE

Shared Communal garden area to the front. Gated parking court & bin store area.

### TWO GARAGES & TWO PARKING SPACES

The apartment benefits from two integral garages with electric up/over doors together with two parking spaces in the gated courtyard immediately in front of the garages.

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### TENURE

The apartments have never been sold and therefore a new 999 Year lease will be granted at a peppercorn rent. A separate management company will be set up and run by the 4 apartment owners and will set appropriate service charges (Details to be confirmed). To allow the occupants quiet and peaceful occupation all year round, the lease will restrict occupation to the purchaser and their immediate family only, either as their main residence or second home. Sub-letting or holiday letting the apartments commercially will be prohibited.

### Council Tax Band

A

### Disclaimer

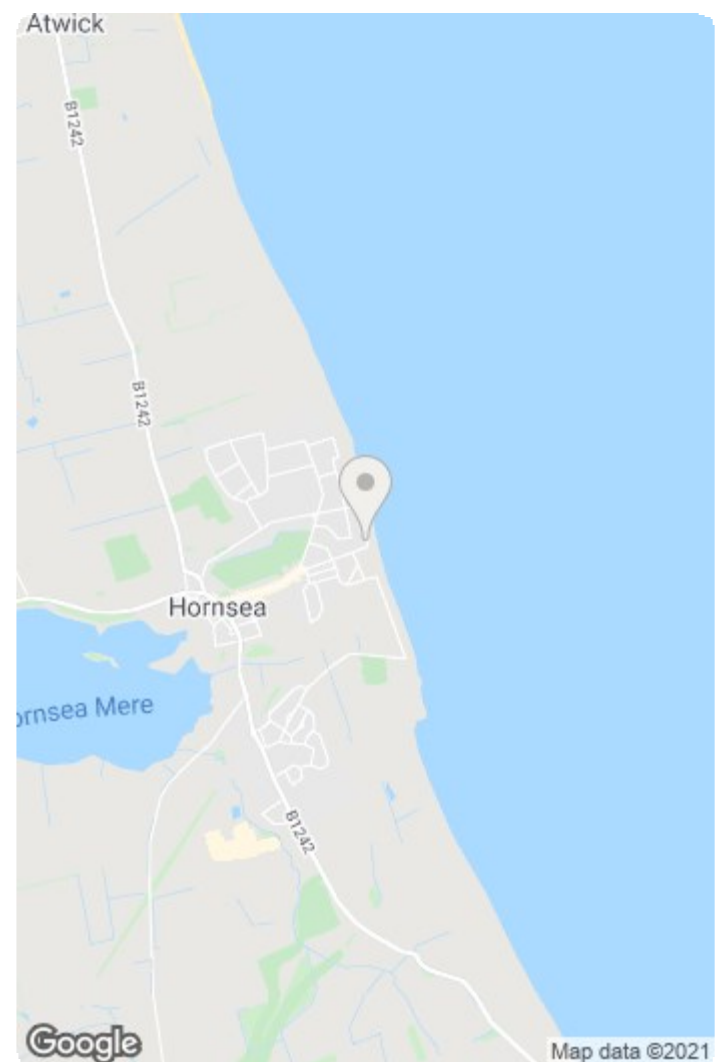
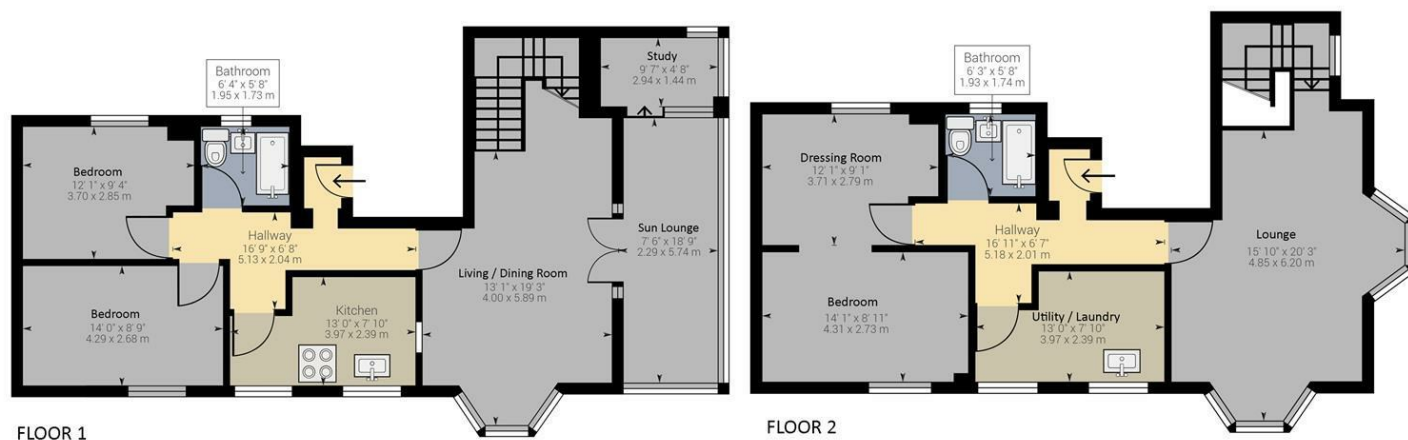
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### New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

### Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).



### DUPLEX APARTMENT 2

Approximate net internal area: 1654.31 ft<sup>2</sup> / 153.69 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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