



**Seaton Road, Hornsea, East Yorkshire, HU18 1BS**





## ONE OF THE BEST SETTINGS IN THE COUNTY WITH SOUTH FACING VIEWS OVER HORNSEA MERE



This substantial plot and period property offers enormous potential. A truly exciting opportunity to stamp your own style on this substantial double fronted house with huge scope and space for extensions if desired. Currently providing generous four bedroom family accommodation with three receptions plus a large recently re-fitted stylish open plan dining kitchen with French doors to the terrace enjoying the views. Plots like this are a once in a lifetime opportunity and will provide a most enviable lifestyle.

**Location:**

Hornsea is a popular East Coast holiday beach resort offering a wide range of amenities including the Freeport Shopping Centre, a Golf Club and numerous shops, restaurants and Public Houses. The town is also well known for Hornsea Mere allowing for many sailing and other water sports. The town is situated approximately 17 miles to the north east of the Hull City Centre.

**Accommodation:**

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprising as follows:

**Entrance Vestibule:**

With built-in cloaks cupboard.

**Entrance Hall:**

Staircase off.

**Cloakroom/WC:**

With wash hand basin.

**Living Room:**

Featuring an inset wood burning stove and large picture window enjoying views of The Mere. Open plan to the garden room.







### **Garden Room:**

With picture windows and patio doors enjoying the views. Connecting door to the dining room.

### **Dining Room:**

Currently used as a second sitting room. Featuring a period style fireplace and double French doors enjoying the views with access to the terrace.

### **Dining Kitchen:**

This extremely spacious dual aspect room has been completely re-fitted with a stylish range of floor and wall cabinets with complementing white granite worktops and matching centre island unit with built-in breakfast table. Integrated appliances include double oven and hob, dishwasher and automatic washing machine, plus inset sink unit, refrigerator and freezer. The dining area has double French doors to the rear terrace and garden.



### First Floor Landing

### **Bedroom 1:**

Delightful views. Includes fitted floor units.

### **En-suite Shower Room:**

Includes shower cubicle, pedestal wash hand basin and low level w.c.

**Bedroom 2:**

Includes a range of fitted wardrobes and over cupboards with matching drawer units. Enjoying views of The Mere.

**Bedroom 3:**

Fitted wardrobes, original period fireplace and views of The Mere.

**Bedroom 4:**

With fitted wardrobes.

**Family Bathroom:**

Includes a four piece suite comprising free standing bath, shower cubicle, pedestal wash hand basin and low level w.c.

**Outside:**

The property stands particularly well, approached by a double in and out driveway with five bar gate leading to a spacious parking forecourt for multiple vehicles. Includes a detached garage. The gardens extend to the side of the property and border the boundaries of The Mere which are protected. The rear garden enjoys considerable privacy with a south facing aspect, being mainly lawned with a variety of shrubs and trees. There is a gazebo and hot tub plus raised terrace which enjoys the views.

**Services:**

Mains gas, water, electricity and drainage are connected to the property.

**Tenure:**

The property is freehold.

**Central Heating:**

The property has the benefit of a gas fired central heating system to panelled radiators.

**Double Glazing:**

The property has the benefit of UPVC double glazed windows.

**Council Tax:**

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.\*

**Fixtures & Fittings:**

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

**Disclaimer:**

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.





**Viewings:**

Strictly by appointment with the sole agents.

**Site Plan Disclaimer:**

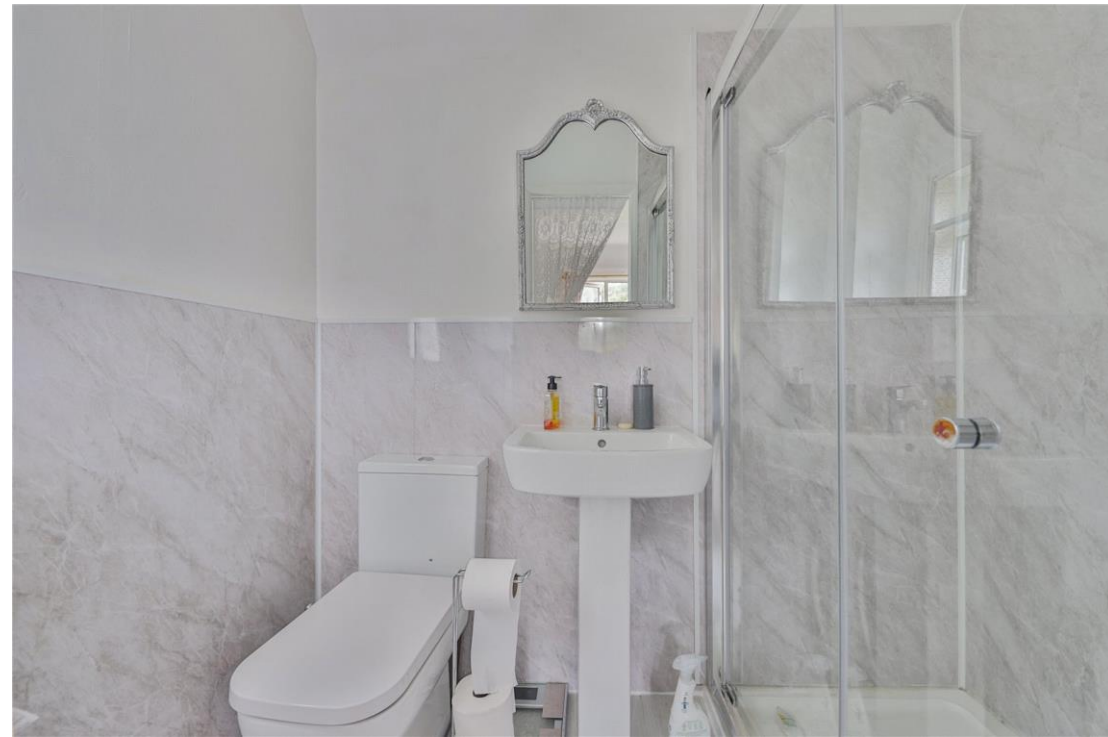
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

**Mortgages:**

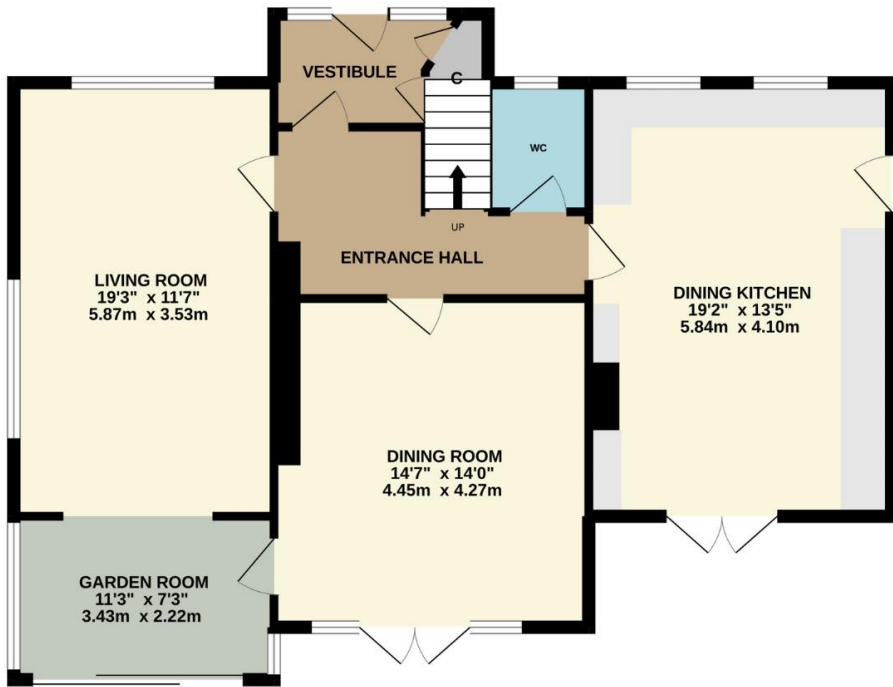
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**Valuation/Market Appraisal:**

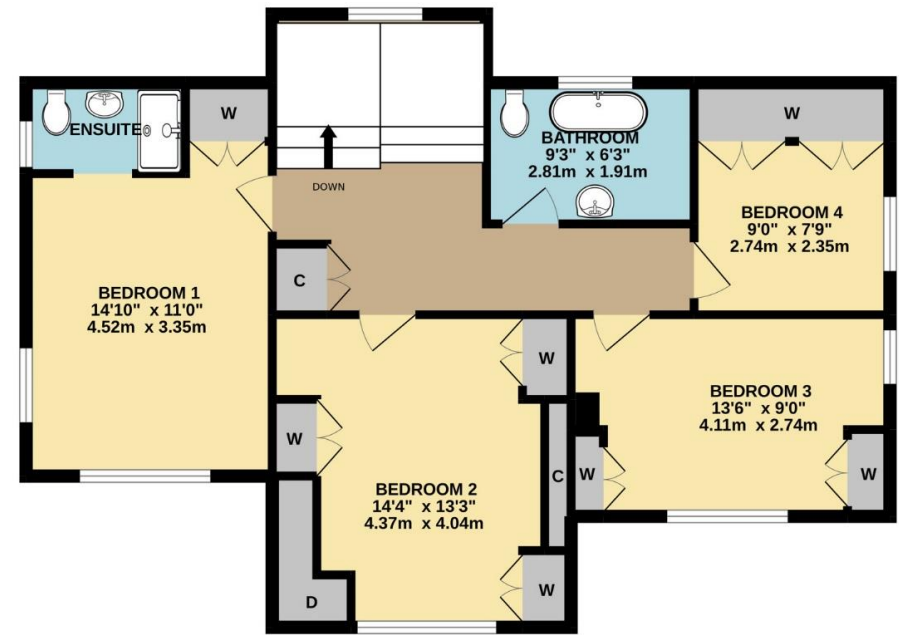
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GROUND FLOOR  
922 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.6 sq.m.) approx.

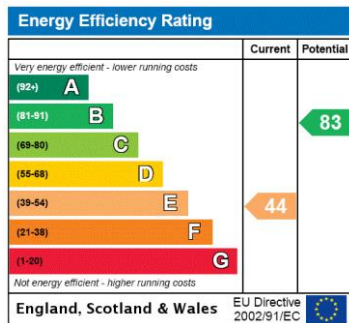


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TOTAL FLOOR AREA : 1735 sq.ft. (161.2 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

