



e. info@hpsestateagents.co.uk
t. 01964 533343



New Road Hornsea, HU18 1PG

****FULLY REFURBISHED 2nd Floor APARTMENT**** We are delighted to offer this exceptionally well presented 2nd floor Freehold apartment, which has been transformed into an amazing home. The current owner is happy to sell this apartment as furnished subject to negotiation, so, a fantastic opportunity for the new owners. Located opposite The Memorial Gardens in the centre of Hornsea and a short walk down to the seafront and into the bustling shopping area you have everything you need on the doorstep. Benefitting from recently installed HIVE Gas Central heating, new double glazing to the front windows and new internal fittings, the self contained apartment has a shared Entrance hallway, stairs leading to the apartment with a entrance hall, landing, open plan lounge/kitchen, bedroom and en-suite bathroom. Please note this apartment is not available to purchase as a holiday let. We encourage everyone looking for a cosy abode to book your viewing now before this is snapped up! EPC awaiting

Offers In The Region Of £94,950

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Communal Hallway

A shared entrance hall which has been recently decorated and re-carpeted by the current apartment owners.

Stairs/Landing

6'6" x 14'5" (1.99m x 4.40m)

This apartment is located on the second floor with it's own communal entrance door and hallway with stairs leading to the landing which has a storage area for coats, newly fitted 100% wool Berber carpet and a wall mounted gas boiler.

Open Lounge/Kitchen

20'0" x 11'10" (6.11m x 3.61m)

To the front elevation, is this fabulous open plan kitchen and lounge. The kitchen has been recently fitted with a range of cream fronted shaker style soft close IKEA units, contrasting wood effect worksurfaces with matching breakfast bar and complimentary tiling. Integrated appliances include ceramic electric hob, fan assisted electric oven, integrated IKEA dishwasher, combination microwave oven, space for a washing machine, space for fridge freezer, and a moulded resin bowl and a half sink with mixer tap. All of this is offset with ceramic floor tiles. The lounge area has a feature fireplace with electric log burner sitting on a tiled hearth with large mantle mirror over, shelves allows for storage and laminate wood effect flooring. Access to the eaves for additional storage.

Bedroom

8'11" x 10'5" (2.72m x 3.19m)

This double bedroom is located to the rear elevation with a double glazed window, newly fitted 100% wool Berber carpet and a radiator.

Ensuite Bathroom

5'0" x 7'8" (1.54m x 2.36m)

Newly fitted three piece suite incorporating a jacuzzi spa bath with mood lighting, shower over, low flush w.c and wash hand basin, storage cupboard and a radiator.

Additional Information

This apartment has been fully renovated to a very high standard with warranties available on gas boiler, appliances, external dormers and windows to the front.

The communal entrance and stairs has been re-decorated and new carpets laid recently. Please note that this apartment cannot be used as a holiday let and the tenure is Freehold. Outside space is available for drying facilities and bin storage.

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 Hornsea Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

About Us

Now well established, our sales team at Hornsea Property Services 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.

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.

- Amazing Second Floor Apartment
- Newly Fitted Kitchen
- Sea Views

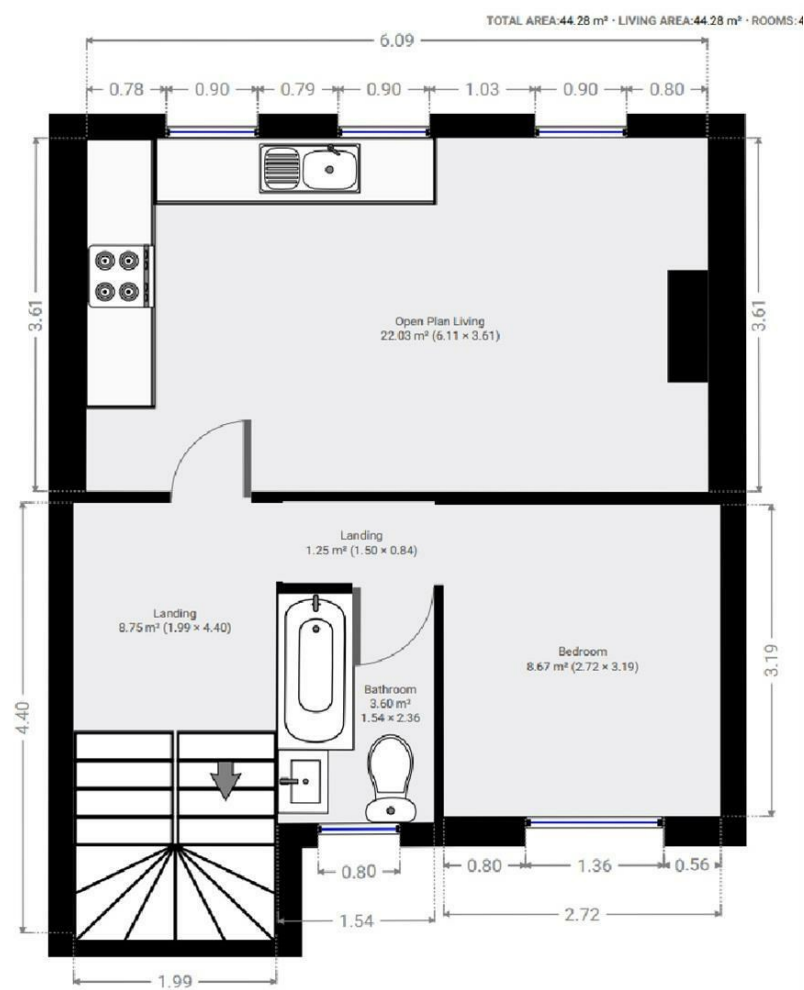
- Totally Refurbished
- New Bathroom
- Option to Purchase as Furnished

- HIVE Gas Central Heating
- Freehold





Floor Plan



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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	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	