

ALEXANDRA HOUSE

HORNSEA, EAST YORKSHIRE



LUXURY APARTMENTS & PENTHOUSE
SUITE FOR SALE

HOMES WITH PERSONALITY

Welcome to Alexandra House

Alexandra House is a collection of 8 luxury apartments and an immaculately presented penthouse suite.

Generously proportioned over four floors and in prime position overlooking Hornsea's seafront, Alexandra House offers versatile 1 & 2 bedroom accommodation in an unrivalled coastal setting.

Residing within Hornsea's Conservation Area on the site of the former Alexandra Hotel which dated back to the 1860s, Alexandra House has been thoughtfully designed to reflect and celebrate the former glory of the once beautiful hotel exterior.

Internally, each luxury apartment is stylish and contemporary with bespoke kitchen and bathrooms. A passenger lift means all apartments have level access living. Externally, there is dedicated resident parking to the rear and private gardens at the front and sides.

In addition to a great range of local amenities, the unique accommodation provides access to Yorkshire's many attractions and the chance to simply savour East Coast Living with the beach on your doorstep!



East Coast Living by Foxglove Homes

The little **details matter** as much to us as they do to you. We appreciate that a touch more thought here and some extra attention there, can make a big difference to your lasting contentment in your new home.

The 'East Coast Living' collection by Foxglove Homes is solely focused on creating beautiful apartment homes in **unrivalled East Coast** locations. Each apartment is specifically designed to make your life simpler, comfortable and more streamlined. Your home will be effortless to maintain, allowing you to maximise your enjoyment of the beautiful East Coast!

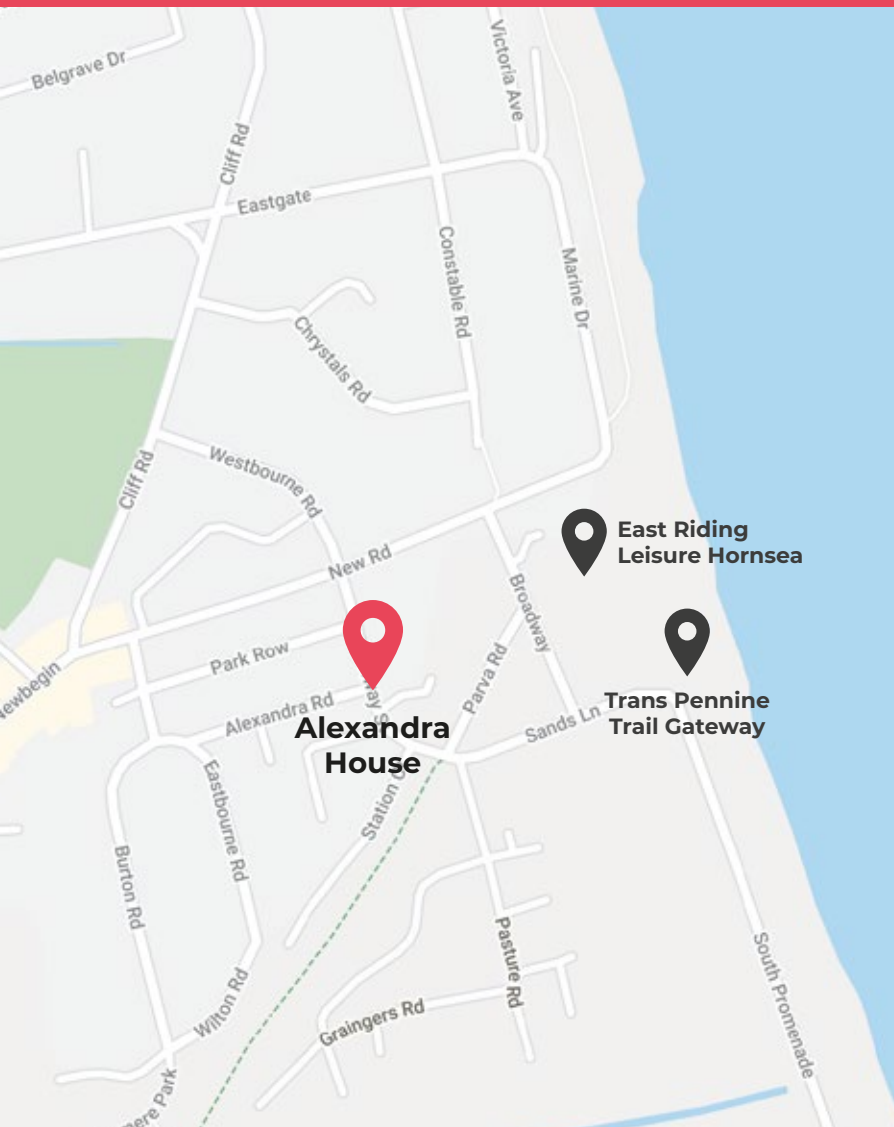
The layout of each apartment will maximise your living space whilst being cost-effective to run. Features include spacious living and dining areas, modern fully fitted kitchens with integrated appliances, and **luxurious bathrooms and en-suites.**

Not only do East Coast Living developments enjoy **stunning sea views**, they have external grounds which include a landscaped garden and private car park.

Every apartment comes with a 10 year LABC new homes warranty for **extra peace of mind.**



Alexandra House, Railway Street, Hornsea,
East Yorkshire, HU18 1PS



Location

The range of activities available in the town is truly endless. With the **sea front and sandy beach** adjacent to Alexandra House, enjoying all the coast has to offer is a must.

Also adjacent to Alexandra House, is Hornsea Leisure Centre which is currently undergoing a £10m redevelopment by East Riding of Yorkshire Council and due to reopen in 2020. The redevelopment will produce a **state-of-the art leisure facility**, swimming pool and community learning hub that will include the library and other community services. This fantastic facility is less than a 2 minute walk from Alexandra House.

The town also boasts the largest fresh-water lake in Yorkshire, Hornsea Mere. The Mere offers boating opportunities and leisure facilities.

It is also an **RSP Bird Reserve** and is designated a Site of Special Scientific Interest.

At the heart of the town is Hall Garth Park, which is **28 acres of green parkland** at the centre of the town. The park includes numerous walks, children's play facilities and hosts numerous outdoor events each year. There is also the beautiful Memorial Gardens which is less than a 30 second walk from Alexandra House.

Hornsea offers a wide range of independent restaurants and bars, some of which offer **alfresco dining** and a number are dog friendly. There are also a number of fish and chip restaurants, including the award-winning Whiteheads.

The town has **good road connectivity** to the wider region via the A1035 to the South which leads to Beverley and Hull and the A165 to the North which connects to Bridlington and Scarborough. Beverley Train Station is less than 15 miles from Alexandra House, which offers direct trains to London.



At a glance

General

- Striking contemporary design and interior finish throughout
- Spacious living and dining areas
- Bedrooms with TV and data points installed
- Luxurious house bathrooms
- En-suite shower rooms to master bedrooms in two bedroom apartments
- Luxury floor coverings throughout
- Passenger lift serving all floors

Kitchen

- Modern fully fitted kitchens
- Integrated appliances

Bathrooms and en-suites

- Tiled floors/part tiled walls
- Luxury Porcelanosa suites

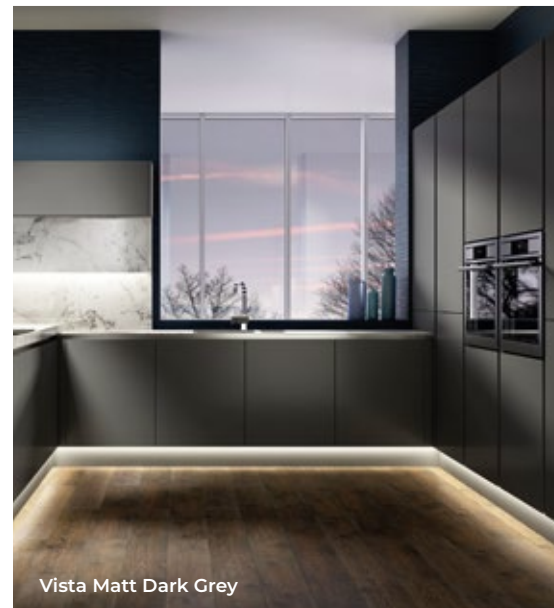
Eat, Cook and Socialise

We have worked with luxury kitchen supplier, MOORES, to create wonderful kitchen solutions for each apartment from their Definitive Vista range.

The flawless silhouette is the outstanding feature of the kitchen range. With unbroken lines, these handleless kitchens are minimal and stylish. The carefully considered colour palette complements the matt finish, adding a subtle warmth to your forever kitchen.

The kitchens include beautiful products and attention to detail. What's more, everything is expertly constructed in the UK, with British craftsmanship producing a kitchen you can count on.

With an extensive range of colours available for buyers to select from it's never been simpler to create the perfect look for your home.





Artist Impression



Sustainable Luxury Bathrooms

Each apartment benefits from luxurious bathroom and en-suites collection by PORCELANOSA.

The PORCELANOSA collection is defined by its clean, subtle, and timeless design. This gives bathrooms an intimate and timeless air that does not change with the passage of time or wear.

Sustainability and water efficiency define the product range. In addition, Waste-Water Heat Recovery systems are being installed in each bathroom, to further enhance the energy efficiency of each apartment.

The bathroom collections are complemented by the use of ceramic tiles to the floors and some walls. Thanks to their functionality and intricate design, the ceramic tiles achieve excellent results as a surface in terms of aesthetics and functionality. Furthermore, the material is highly effective at insulating both heat and electricity.

THE PENTHOUSE

ALEXANDRA HOUSE, HORNSEA

The penthouse is the ultimate in luxury coastal living.

This exceptionally large top floor 2 bedroom penthouse spans the width of the building and maximises light and space in its design to provide a stunning and impressive home. The large open-plan kitchen and living area leads out through bifolding doors onto a large private terrace balcony that is south facing and offers wonderful sea views. The master bedroom isn't just a bedroom, it is a suite in itself! With a generous walk-in dressing area and private en-suite, it's luxury with a capital 'L'. The second generously proportioned double bedroom, a family bathroom and a sizeable storage cupboard are accessed via a central hallway. This home is spacious, stylish and unique.



The Penthouse at a glance

GENERAL

- LABC 10 year guarantee
- Floor coverings throughout
- Telephone and television points in living room and bedrooms
- Data point for hard wired connection in living room and bedrooms
- Sky+* connection point in living room
- Raised sockets

KITCHEN

- 5 colour choices from the Vista Matt range
- Large island
- Built in oven
- Built in microwave
- Induction hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Wine cooler
- Adjustable spot lighting
- Under cabinet lighting

BATHROOM

- Porcelanosa 170x75 bath
- Porcelanosa shower bar
- Porcelanosa soft close toilet
- Porcelanosa vanity unit and basin
- Porcelanosa mixer taps
- Glazed shower screen
- Tiled floors/part tiled walls
- Heated towel rail

MASTER SUITE

- Walk-in wardrobe and dressing area
- TV and data points

EN-SUITE

- Porcelanosa shower bar
- Porcelanosa shower tray
- Glazed shower enclosure
- Porcelanosa mixer taps
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOM 2

- TV and data points

HEATING & FINISHES

- Ideal Logic gas combi boiler
- Wall hung modern radiators
- Oak veneered internal doors
- Brushed steel door furniture

SAFETY & SECURITY

- Camera door entry system
- Smoke detector
- Communal fire alarm

WALK IN CUPBOARD

- Fitted washer dryer
- Consumer unit
- Data point master

The Penthouse Floor Plan



1,636 sq ft

Measured to finished plasterboard and disregarding internal walls



THE OSPREY

ALEXANDRA HOUSE, HORNSEA

The Osprey is available as a 2nd floor, 2 bedroom apartment with wonderful sea views.

Abundant with natural light, The Osprey is a generously proportioned coastal home boasting majestic sea views. At the heart of this expansive home is an open-plan kitchen and living area which has been cleverly designed to provide a superb space for everyday living and entertaining. The master bedroom has a superior walk-through dressing area and luxury en-suite. A second large double bedroom, family bathroom and a sizeable storage area are accessed via a central hallway.



The Osprey at a glance

GENERAL

- LABC 10 year guarantee
- Floor coverings throughout
- Telephone and television points in living room and bedrooms
- Data point for hard wired connection in living room and bedrooms
- Sky+* connection point in living room
- Raised sockets

KITCHEN

- 5 colour choices from the Vista Matt range
- Built in oven
- Built in microwave
- Induction hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Adjustable spot lighting
- Under cabinet lighting

BATHROOM

- Porcelanosa 170x75 bath
- Porcelanosa shower bar
- Porcelanosa soft close toilet
- Porcelanosa vanity unit and basin
- Porcelanosa mixer taps
- Glazed shower screen
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOMS

- TV and data points
- Walk-through wardrobe dressing area in the Master

EN-SUITE

- Porcelanosa shower bar
- Porcelanosa shower tray
- Glazed shower enclosure
- Porcelanosa mixer taps
- Tiled floors/part tiled walls
- Heated towel rail

HEATING & FINISHES

- Ideal Logic gas combi boiler
- Wall hung modern radiators
- Oak veneered internal doors
- Brushed steel door furniture

SAFETY & SECURITY

- Camera door entry system
- Smoke detector
- Communal fire alarm

WALK IN CUPBOARD

- Fitted washer dryer
- Consumer unit
- Data point master

The Osprey Floor Plan



1,119 sq ft

Measured to finished plasterboard and disregarding internal walls

THE CURLEW

ALEXANDRA HOUSE, HORNSEA

The Curlew is a 2nd floor, fabulously proportioned luxury 2 bedroom apartment.

The Curlew is the perfect retreat to watch the waves in stylish comfort. Swathed in light, this vast apartment incorporates open-plan living with the kitchen and living areas providing ample space for socialising or simply relaxing and savouring the view! The master bedroom benefits from a spacious walk-through dressing area adjoined to a luxury en-suite. A central hallway leads to a beautiful second large double bedroom, the family bathroom and a useful large storage area.



The Curlew at a glance

GENERAL

- LABC 10 year guarantee
- Floor coverings throughout
- Telephone and television points in living room and bedrooms
- Data point for hard wired connection in living room and bedrooms
- Sky+* connection point in living room
- Raised sockets

KITCHEN

- 5 colour choices from the Vista Matt range
- Built in oven
- Built in microwave
- Induction hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Adjustable spot lighting
- Under cabinet lighting

BATHROOM

- Porcelanosa 170x75 bath
- Porcelanosa shower bar
- Porcelanosa soft close toilet
- Porcelanosa vanity unit and basin
- Porcelanosa mixer taps
- Glazed shower screen
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOMS

- TV and data points
- Walk-through wardrobe dressing area in the Master

EN-SUITE

- Porcelanosa shower bar
- Porcelanosa shower tray
- Glazed shower enclosure
- Porcelanosa mixer taps
- Tiled floors/part tiled walls
- Heated towel rail

HEATING & FINISHES

- Ideal Logic gas combi boiler
- Wall hung modern radiators
- Oak veneered internal doors
- Brushed steel door furniture

SAFETY & SECURITY

- Camera door entry system
- Smoke detector
- Communal fire alarm

WALK IN CUPBOARD

- Fitted washer dryer
- Consumer unit
- Data point master

The Curlew Floor Plan



1,130 sq ft

Measured to finished plasterboard and disregarding internal walls



THE SANDPIPER

ALEXANDRA HOUSE, HORNSEA

The Sandpiper is a fabulously proportioned luxury 2 bedroom apartment, with one available on the ground floor and one on the first floor.

Enjoying vast amounts of natural light from beautifully positioned large bay windows, the spacious Sandpiper is a unique light and airy coastal home. The open-plan kitchen and living areas maximise the plentiful space and form the heart of this stunning home. The master bedroom with luxury en-suite, a generously appointed second double bedroom, the family bathroom and storage area are all accessed via a central hallway.



The Sandpiper at a glance

GENERAL

- LABC 10 year guarantee
- Floor coverings throughout
- Telephone and television points in living room and bedrooms
- Data point for hard wired connection in living room and bedrooms
- Sky+* connection point in living room
- Raised sockets

KITCHEN

- 5 colour choices from the Vista Matt range
- Built in oven
- Built in microwave
- Induction hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Adjustable spot lighting
- Under cabinet lighting

BATHROOM

- Porcelanosa 170x75 bath
- Porcelanosa shower bar
- Porcelanosa soft close toilet
- Porcelanosa vanity unit and basin
- Porcelanosa mixer taps
- Glazed shower screen
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOMS

- TV and data points

EN-SUITE

- Porcelanosa shower bar
- Porcelanosa shower tray
- Glazed shower enclosure
- Porcelanosa mixer taps
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOM 2

- TV and data points

HEATING & FINISHES

- Ideal Logic gas combi boiler
- Wall hung modern radiators
- Oak veneered internal doors
- Brushed steel door furniture

SAFETY & SECURITY

- Camera door entry system
- Smoke detector
- Communal fire alarm

WALK IN CUPBOARD

- Fitted washer dryer
- Consumer unit
- Data point master

The Sandpiper Floor Plan



861 sq ft

Measured to finished plasterboard and disregarding internal walls

THE PELICAN

ALEXANDRA HOUSE, HORNSEA

The Pelican is a thoughtfully designed 1 bedroom apartment with an additional large study or snug, with one available on the ground floor and one on the first floor.

The Pelican is a thoughtfully designed 1 bedroom apartment with the benefit of an additional private study or snug. The contemporary open-plan kitchen and living area is central to the building and enjoys plenty of natural light from a beautifully positioned large bay window. A generously proportioned double bedroom, a luxury family bathroom and a sizeable storage cupboard are accessed via a central hallway.



The Pelican at a glance

GENERAL

- LABC 10 year guarantee
- Floor coverings throughout
- Telephone and television points in living room and bedrooms
- Data point for hard wired connection in living room and bedrooms
- Sky+* connection point in living room
- Raised sockets

KITCHEN

- 5 colour choices from the Vista Matt range
- Built in oven
- Built in microwave
- Induction hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Adjustable spot lighting
- Under cabinet lighting

BATHROOM

- Porcelanosa 170x75 bath
- Porcelanosa shower bar
- Porcelanosa soft close toilet
- Porcelanosa vanity unit and basin
- Porcelanosa mixer taps
- Glazed shower screen
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOMS

- TV and data points

STUDY

- TV and data points

HEATING & FINISHES

- Ideal Logic gas combi boiler
- Wall hung modern radiators
- Oak veneered internal doors
- Brushed steel door furniture

SAFETY & SECURITY

- Camera door entry system
- Smoke detector
- Communal fire alarm

WALK IN CUPBOARD

- Fitted washer dryer
- Consumer unit
- Data point master

The Pelican Floor Plan



646 sq ft

Measured to finished plasterboard and disregarding internal walls

THE SANDERLIN

ALEXANDRA HOUSE, HORNSEA

The Sanderlin, one positioned on the ground floor and one on the second floor, is a spacious 2 bedroom apartment.

Enjoying vast amounts of natural light from beautifully positioned large bay windows, the spacious Sanderlin is a light and airy coastal home. The generously proportioned open-plan kitchen and living area has been cleverly designed to provide a superb space for everyday living and entertaining. The master bedroom has a luxury en-suite with shower enclosure. A second large double bedroom, family bathroom and a sizeable storage area are accessed via a central hallway.



The apartment at a glance:

GENERAL

- LABC 10 year guarantee
- Floor coverings throughout
- Telephone and television points in living room and bedrooms
- Data point for hard wired connection in living room and bedrooms
- Sky+* connection point in living room
- Raised sockets

KITCHEN

- 5 colour choices from the Vista Matt range
- Built in oven
- Built in microwave
- Induction hob
- Integrated extractor hood
- Integrated fridge freezer
- Integrated dishwasher
- Adjustable spot lighting
- Under cabinet lighting

BATHROOM

- Porcelanosa 170x75 bath
- Porcelanosa shower bar
- Porcelanosa soft close toilet
- Porcelanosa vanity unit and basin
- Porcelanosa mixer taps
- Glazed shower screen
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOMS

- TV and data points

EN-SUITE

- Porcelanosa shower bar
- Porcelanosa shower tray
- Glazed shower enclosure
- Porcelanosa mixer taps
- Tiled floors/part tiled walls
- Heated towel rail

BEDROOM 2

- TV and data points

HEATING & FINISHES

- Ideal Logic gas combi boiler
- Wall hung modern radiators
- Oak veneered internal doors
- Brushed steel door furniture

SAFETY & SECURITY

- Camera door entry system
- Smoke detector
- Communal fire alarm

WALK IN CUPBOARD

- Fitted washer dryer
- Consumer unit
- Data point master

The Sanderlin Floor Plan



807 sq ft

Measured to finished plasterboard and disregarding internal walls

ALEXANDRA HOUSE, HORNSEA

FLOOR PLANS

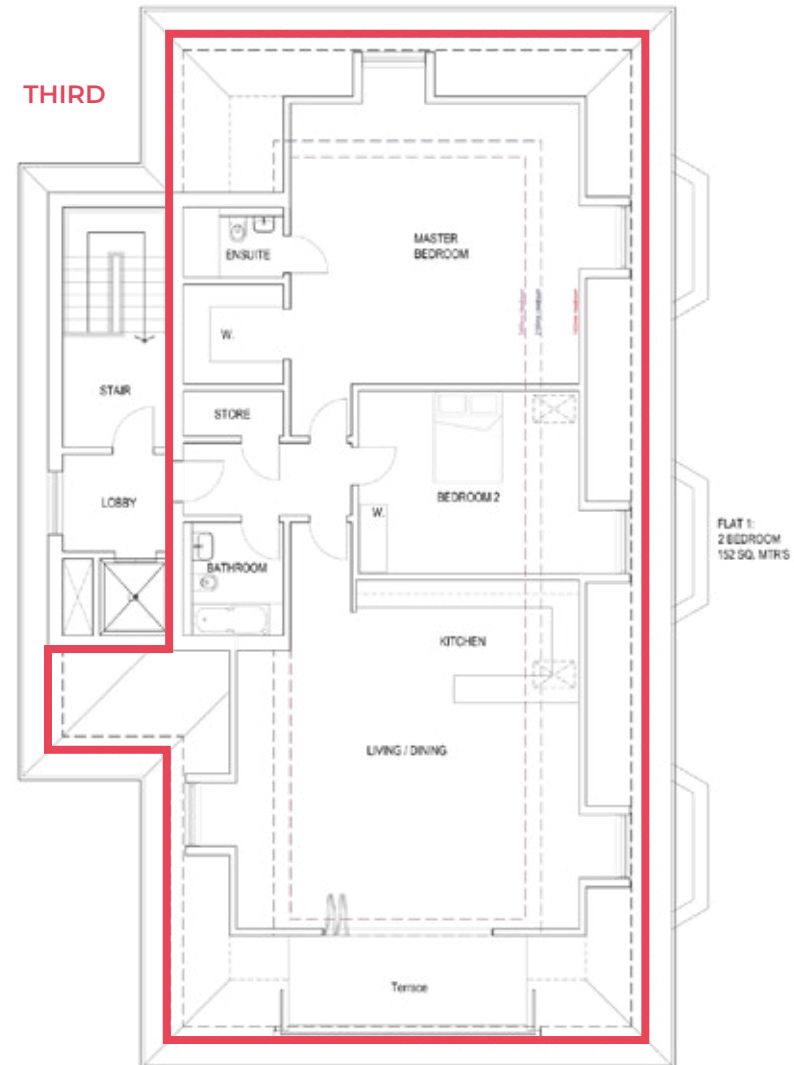
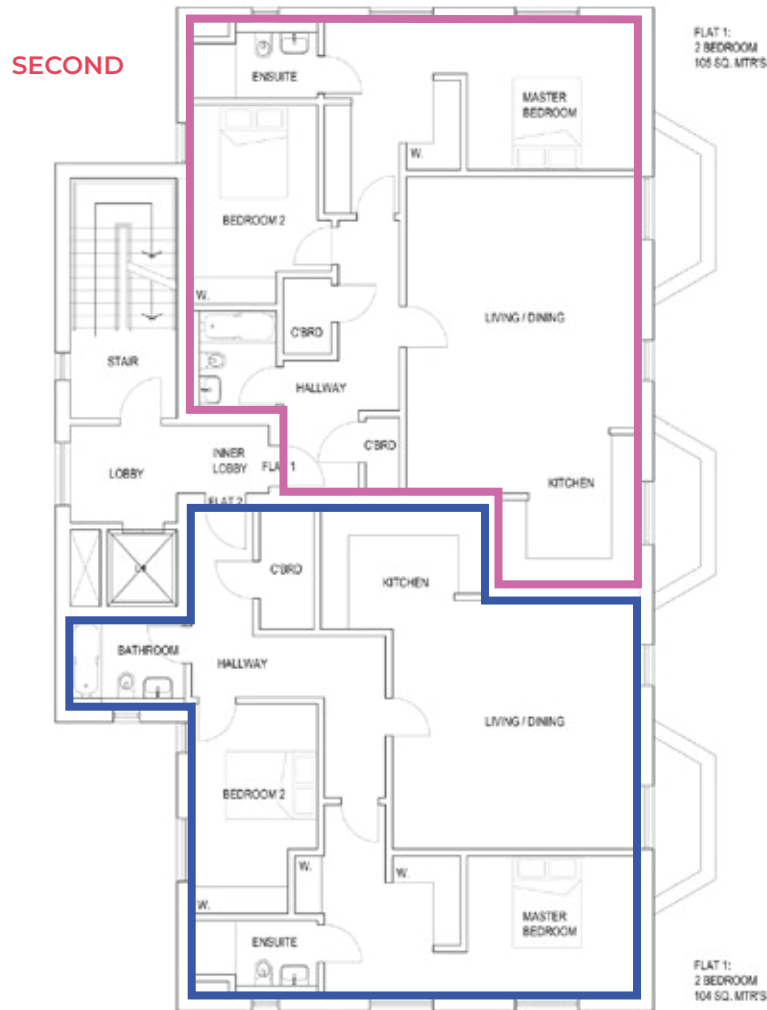
- The Sanderlin
- The Pelican
- The Sandpiper



ALEXANDRA HOUSE, HORNSEA

FLOOR PLANS

- The Curlew
- The Osprey
- The Penthouse



Hassle Free Ownership

The 'East Coast Living' collection, is all about simplicity and lifestyle living. Our aim is to keep your development well maintained and secure, so you have more time to focus on the things you enjoy.

As part of the East Coast Living management service you will benefit from a range of services, paid for through your Service Charge. These generally include: buildings insurance; security lighting for the communal areas internally and externally; window cleaning; keeping the landscaped gardens and pathways looking neat and tidy; maintenance of all communal areas, and equipment such as door entry and security system and lift.

We use a highly respected local managing agent and a range of local contractors to ensure costs are kept as low as possible for all owners. A copy of the Service Charge budget is available for review.

Each apartment will be sold on a 999 year long leasehold basis. Unlike many other apartment developments, the ground rent level is kept low at just £150 pa. This ground rent is set for 30 years.



HOMES WITH PERSONALITY



GET IN TOUCH

To make an enquiry or register your interest email
Quick and Clarke at hornsea@qandc.net or call 01964 537123

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QUICK & CLARKE



East Coast Living
by FOXGLOVE HOMES