



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 81 South Promenade

Offers Around £145,000

Withernsea, HU19 2JE



Perfectly positioned along Withernsea's sought-after South Promenade, this charming three-bedroom mid-terrace home enjoys uninterrupted sea views from all front-facing windows, with direct access down to the beach just steps from your front door – the ultimate coastal lifestyle.

Offered to the market with vacant possession and no onward chain, the property features an open-plan ground floor layout leading through to a modern fitted kitchen, making it ideal for both relaxing and entertaining. To the rear, a low-maintenance garden provides space to sit out and enjoy the sea air, with a single garage set within a nearby garage block for useful storage space. Neighbouring properties having converted their back gardens to allow off-street parking via the rear alleyway – potentially offering the option to do the same, if desired.

Well-presented throughout and ready for a new owner to move straight in and enjoy, this property would make a superb permanent home, holiday retreat, or coastal investment opportunity.





A pedestrian pathway from the promenade leads through a small front garden to the entrance porch – the perfect spot to pause and take in the sea views before stepping inside. The front door opens into an open-plan lounge diner, a bright and welcoming space with a striking picture window framing uninterrupted views of the sea. Stairs rise to the first-floor landing, while the layout flows naturally through to a modern white fitted kitchen, complemented by contrasting black worktops and tiled splashbacks.

A rear porch provides access out to the enclosed west-facing garden, designed for ease of maintenance and perfectly positioned to enjoy the afternoon sun. An alleyway runs behind this property leading to a row of garages, one of which belongs with this property.

To the first floor are three well-proportioned bedrooms, two of which feature built-in storage,

and a bathroom completing the accommodation.

#### Porch

**Lounge Diner 23'11" x 18'0" total (7.30 x 5.50 total)**

**Kitchen 10'5" x 8'10" (3.20 x 2.70)**

#### Rear Porch

#### Landing

**Bedroom One 10'2" x 9'10" (3.10 x 3.00)**

**Bedroom Two 11'9" x 9'10" (3.60 x 3.00)**

**Bedroom Three 7'10" x 7'0" (2.40 x 2.15)**

**Bathroom 7'6" x 5'6" (2.30 x 1.70)**

#### Garden

#### Garage

#### Agent Note

**Parking:** on street parking only with this property. However neighbouring properties have created parking via the alleyway at the back by removing rear fencing.

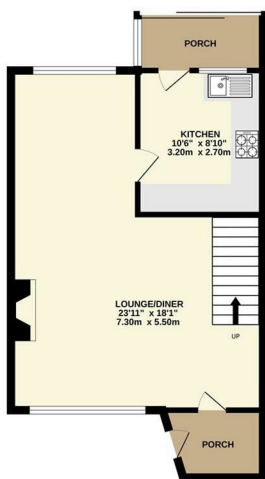
**Heating & Hot Water:** both are provided by a gas fired boiler.

**Mobile & Broadband:** we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

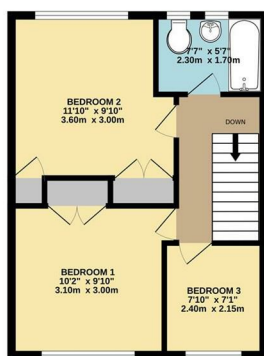
Council tax band B.

The property is connected to mains gas and mains drainage services.

GROUND FLOOR  
486 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the foregoing information, 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 a guide only by prospective purchasers. The services, systems and appliances shown have not been visited and no guarantee is given as to their operation or condition. See EPC for details.



#### Energy Efficiency Graph

**Tenure: Freehold**

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			
		<b>85</b>	<b>60</b>
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.