



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 1A Seacroft Road

WITHERNSEA, HU19 2NY

Offers In The Region Of  
**£170,000**



Situated just a short stroll from the South Promenade with its beach access, and close to Tesco and the main bus route, this well-presented three-bedroom semi-detached chalet bungalow is offered with no chain involved. Finished to a high standard throughout, it is ready for a new owner to simply move in and enjoy.

The property benefits from a low-maintenance resin driveway providing ample off-street parking, while uPVC porches to both external doors offer useful storage space. Inside, a spacious lounge diner with a cosy log-burning stove creates the perfect setting for relaxing evenings, while the convenience of both ground-floor and first-floor WCs adds to the practicality. To the rear is a private and enclosed garden, paved for ease of maintenance and with external storage.

With three double bedrooms, the home provides excellent versatility and plenty of space for family visits or overnight stays with the grandchildren.

This lovely property is a rare opportunity in such a sought-after location and must be viewed to be fully appreciated. Whether retiring by the sea or seeking a home that is ready to move straight into, this charming bungalow is not to be missed — all that's left to do is put the kettle on!





The property is approached via a low-maintenance resin driveway, providing ample off-street parking, with secondary gates leading through to the house and continuing into the rear garden. To the rear, the enclosed and private garden is paved for ease of maintenance and complemented by planted borders, and useful storage sheds.

Stepping inside, a uPVC side porch opens to the inner hallway, where the accommodation begins with a ground-floor double bedroom and a modern shower room. The heart of the home is the spacious L-shaped lounge diner, filled with natural light from its south-facing aspect and centred around a log-burning stove, perfect for cosy winter evenings. A fitted kitchen with modern white units and grey worktops provide plenty of counter space for meal preparation and the rear porch offers further storage space completing the ground floor.

Upstairs, two comfortable double bedrooms, one with a range of built-in cupboards, are served by a convenient cloakroom/WC, making the layout practical for family living or visiting guests.

#### Hall

**Kitchen 12'5" x 8'6" (3.80 x 2.60)**

#### Rear Porch

**Lounge/Diner 17'0" x 10'2" max (5.20 x 3.10 max)**

**Bedroom Three 12'5" x 8'10" (3.80 x 2.70)**

**Shower Room 6'4" x 5'4" (1.95 x 1.65)**

#### Landing

**WC 6'2" x 3'3" (1.90 x 1.00)**

**Bedroom One 13'5" x 8'2" (4.10 x 2.50)**

#### **Bedroom Two 12'5" x 9'2" (3.80 x 2.80)**

#### **Garden**

#### **Agent Note**

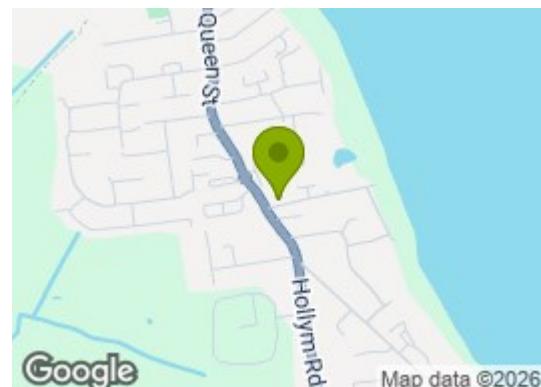
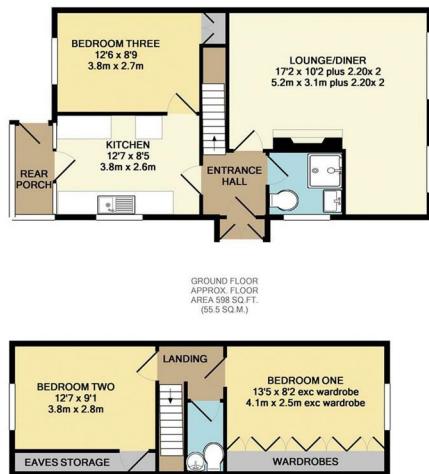
**Parking:** off street parking is available with this property.

**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.

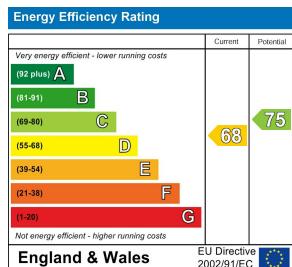
**Council tax band B**

The property is connected to mains gas and mains drainage.



#### **Energy Efficiency Graph**

**Tenure: Freehold**



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 firms employment has the authority to make/give any representation or warranty in respect of the property.

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