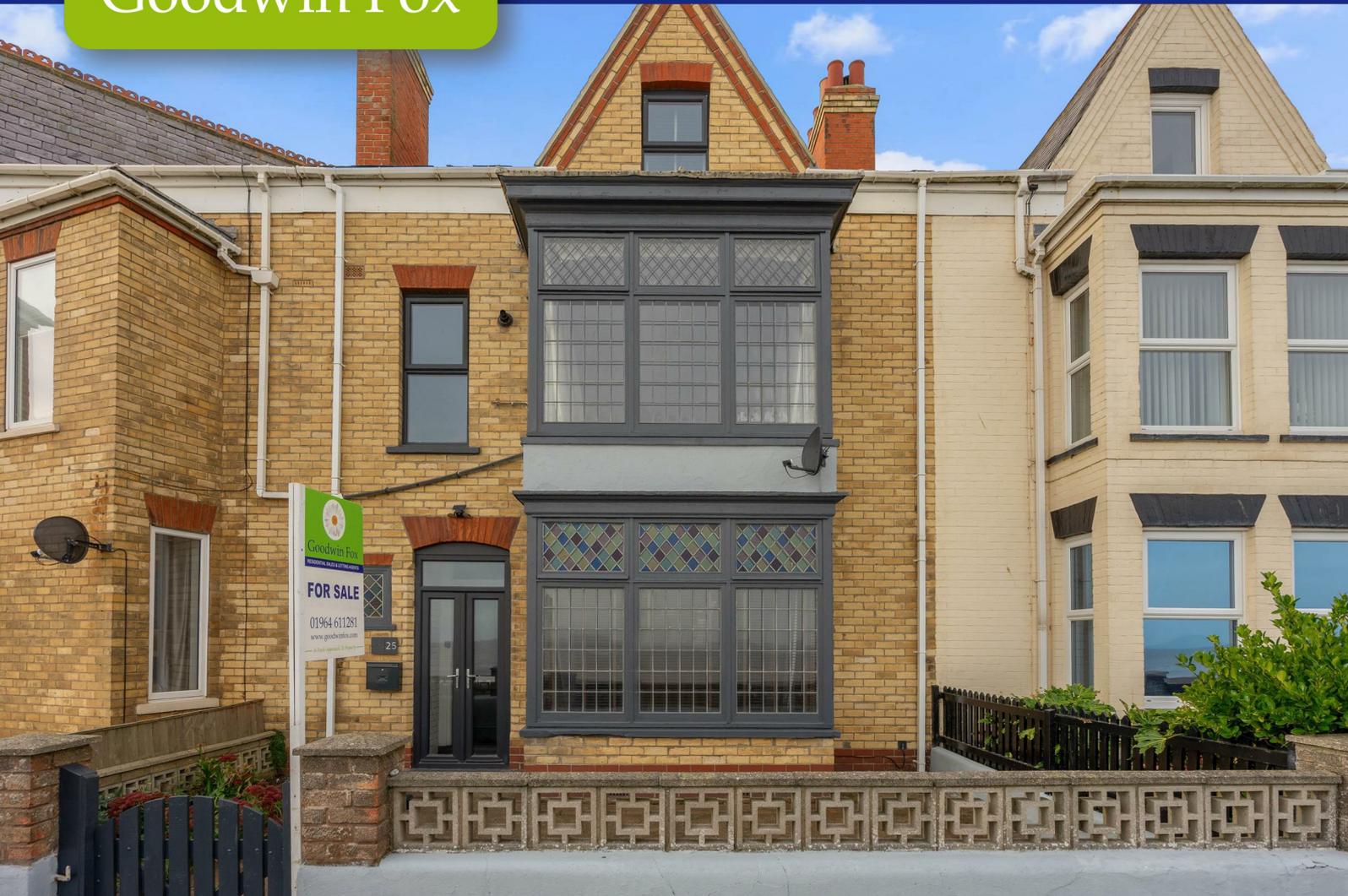




Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 25 The Promenade

Asking Price £235,000

Withernsea, HU19 2DP



Commanding an unrivalled position on the seafront, this exceptional period three-storey five bedroom mid-terrace home enjoys direct panoramic views over the Promenade and out to sea – one of the town's most sought-after and envious locations.

Full of charm and character, the property effortlessly combines refined period elegance with contemporary sophistication, showcasing original stained glass bay windows, generous proportions, and stylish modern décor throughout.

Offering a wealth of living space across three floors, with five bedrooms and multiple reception areas, it's the perfect choice for a growing family or those who love to entertain and host guests. Thoughtfully updated and refurbished by the current owners, this beautiful coastal home is now ready to welcome its next chapter – where every morning begins with the sound of the waves and a view that never fails to impress.





The property is approached via a low-walled front courtyard, leading into an entrance porch and a welcoming hallway with a spindle staircase rising gracefully to the upper floors. To the front, a spacious lounge enjoys open sea views through its magnificent stained glass bay window, with an open fireplace creating a cosy focal point. The heart of the home lies to the rear – a contemporary grey gloss kitchen-diner with bi-fold doors opening directly onto a west-facing garden, designed for low maintenance and afternoon sunshine, complete with a private seating area and rear access gate. A generous utility room retains the original Victorian range fireplace as a charming feature, offering valuable storage and workspace, while a ground floor WC accessed from the rear lobby completes the level.

The first floor hosts three well-proportioned bedrooms, one currently used as an office. The main bedroom takes full advantage of the

uninterrupted sea views from its striking bay window, while the rear bedroom benefits from French doors that flood the room with natural light. The family bathroom is beautifully appointed, featuring a slipper bath and quadrant shower, providing the perfect space to unwind. Two further bedrooms occupy the second floor, offering excellent flexibility for family, guests, or creative use.

**Kitchen 19'6" x 10'5" (5.95m x 3.20)**

**Lounge 16'8" x 14'9" (5.10 x 4.50)**

**Utility Room 13'1" x 10'5" (4.00m x 3.20m)**

**Bathroom 8'10" x 7'2" (2.70 x 2.20)**

**Bedroom 1 17'0" x 13'5" (5.20 x 4.10)**

**Bedroom 2 14'5" x 12'1" (4.40 x 3.70)**

**Bedroom 3 8'10" x 7'6" (2.70 x 2.30)**

**Bedroom 4 20'11" x 10'4" (6.40 x 3.15)**

**Bedroom 5 12'1" x 10'5" (3.70 x 3.20)**

**Agent Note**

Parking: on street parking.  
 Heating & Hot Water: both are provided by a gas fired boiler.  
 Council Tax band B.  
 Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.  
 The property is connected to mains gas & mains drainage services.



TOTAL FLOOR AREA: 1737 sq.ft. (161.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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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**Energy Efficiency Graph**

**tenure: Freehold**

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		66	74
		EU Directive 2002/91/EC	

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