



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



80 South Promenade

£180,000

WITHERNSEA, HU19 2JE



EXTENDED SEAFRONT PROPERTY WITH GARAGE AND UN-SPOILT SEA VIEWS!

This well presented three bedroom property has been finished to a high standard throughout to provide a contemporary styled home that wants for nothing and is ready for a new owner to move straight into. Extended to the rear to incorporate a ground floor shower room and fitted kitchen, this in turn has created a large, flexible open plan living/dining room that is perfect for modern life. UPVC glazing and gas central heating throughout. The accommodation comprises: entrance porch, lounge, sitting/dining room, ground floor shower, fitted kitchen (divided into two areas), three first floor bedrooms all with fitted storage and a first floor shower room. Outside are low maintenance gardens and a large garage, providing off street parking that is rarely found on these sea front properties. Offered to the market with the benefit of vacant possession and no chain involved, contact our office today to arrange an appointment to view.





Porch

Useful front entrance porch leading into the lounge with a uPVC front door and storage space for shoes/coats.

Lounge 17'10" x 12'11" (5.45 x 3.95)

Spacious living room, open plan through to the sitting/ dining room and with stairs leading off to the first floor landing. UPVC window to the front aspect enjoying open views over the Promenade and sea. Radiator, wall lamps and a contemporary electric fire.

Sitting/Dining Area 17'10" x 10'5" (5.45 x 3.20)

Flexible reception room leading onto the kitchen with a uPVC glazed door and window leading to the rear garden, further internal window to the kitchen and a radiator.

Kitchen 6'2" x 9'0" (1.90 x 2.75)

Contemporary two tone grey and white fitted kitchen units with wooden work surfaces and matching up-stands, inset stainless steel sink with mixer tap, provisions for a freestanding cooker with glass splashback, plumbing for a washing machine and space for an under counter fridge. Rear facing uPVC window, vertical radiator and laminate flooring.

Kitchen Continued 6'6" x 9'0" (2.00 x 2.75)

Secondary kitchen area providing additional worktop space that is perfect for home baking, with white gloss base and wall units, wooden worktops, space for a tumble dryer, radiator, tiled flooring and a rear facing uPVC window.

Ground Floor Shower 2'7" x 9'0" (0.80 x 2.75)

Three piece suite comprising alcove shower cubicle with a mains fed shower unit, basin and low level WC. Tiled walls, laminate flooring, towel radiator and an obscured glazed uPVC window.

Landing

Stairs rise from the lounge to a landing area, with loft hatch and ceiling light.

Bedroom One 9'10" x 12'1" (3.00 x 3.70)

Front facing double bedroom with a uPVC window providing direct sea views, fitted storage and a radiator.

Bedroom Two 11'7" x 11'9" (3.55 x 3.60)

Rear facing double bedroom with fitted storage, radiator and uPVC window.

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

Single bedroom with a uPVC window to the front aspect with sea views, laminate flooring, radiator and fitted storage.

Shower Room 5'2" x 7'8" (1.60 x 2.35)

Contemporary shower room fitted with a white four piece suite comprising quadrant shower cubicle with mains shower, low level WC, bidet and basin. Fully tiled walls, vinyl flooring, towel radiator and two obscured glazed uPVC windows.

Garage 20'1" x 14'7" (6.14 x 4.45)

A substantial brick built garage with roller shutter door, uPVC pedestrian door and window, power and lighting laid on. The garage is accessed via a vehicular alleyway leading from Princes Avenue.

Garden

To the front of the property is a walled block paved forecourt with a gate providing pedestrian access between the house and garage which leads through to a further enclosed garden to the rear with a low maintenance paved patio, planted borders and screened by fencing to all sides.

Agent Note

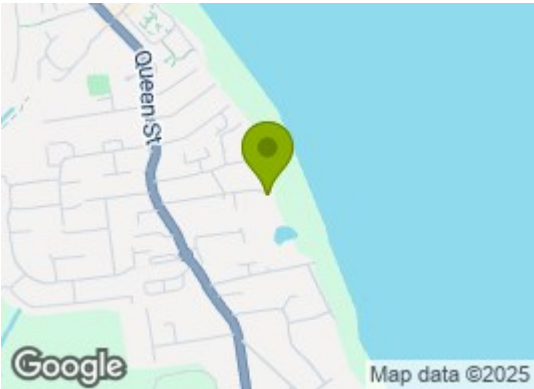
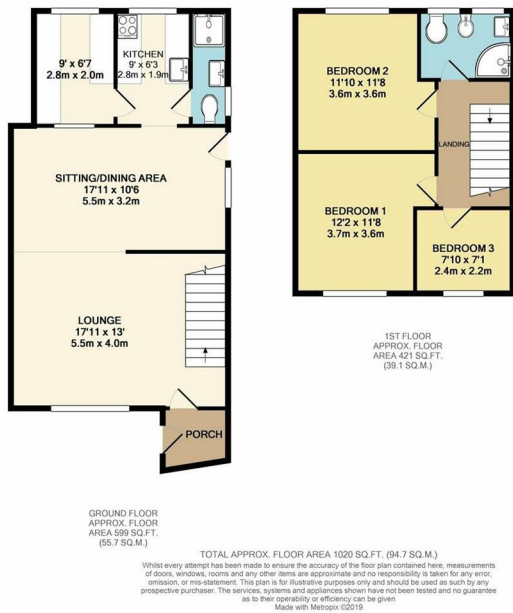
Parking: off street parking is available with this property via the garage.

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.

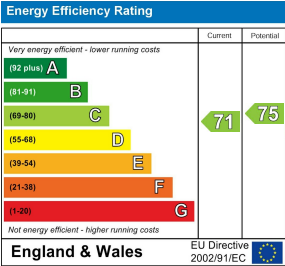
Council tax band B.

The property is connected to mains gas and mains drainage.



Energy Efficiency Graph

Tenure: Freehold



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