



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 10 Lee Avenue

£180,000

WITHERNSEA, HU19 2HR



Situated just a short stroll from the promenade, with easy access onto the beach and within close proximity to the town centre for local amenities, this two bedroom detached true bungalow enjoys a highly convenient coastal location. Set within a generous plot, the property offers ample off street parking, a garage and a wrap around south facing garden, making it an excellent choice for buyers seeking comfortable single storey living by the sea.

Thoughtfully arranged, the accommodation centres around a welcoming living room which connects to the bedrooms and principal living areas, creating a practical and well balanced layout that does not compromise on space. The home is well presented throughout and ready for a new owner to move straight into, while features such as solar panels add a valuable energy efficient touch for the future.

Externally, the property has excellent kerb appeal with a pillared boundary wall, decorative iron railings and gated entrance leading onto a smart block paved frontage. The south facing rear garden offers a wonderful outdoor space, complete with an elevated decked seating area ideal for relaxing in the sun or enjoying outdoor dining.

With two bedrooms, a conservatory, extended kitchen diner and updated shower room, this attractive bungalow would make the perfect coastal retreat for retirees or anyone looking to enjoy relaxed seaside living in a well located and easy to manage home.





The property is set back from the roadside behind a walled boundary with decorative iron rail tops and matching driveway gates. These open onto a block paved frontage with planted borders, creating an attractive first impression while also providing ample off street parking. The driveway continues alongside the property, offering further parking and access to the garage positioned at the rear.

Access is available down both sides of the bungalow, leading into the south facing rear garden which enjoys sunshine throughout the day. An elevated decked seating area adjoins the rear of the property, creating the perfect space for outdoor dining or relaxing in the sun. The garden continues around the side and rear of the home with a generous lawn area, mature planting and additional features including a small summerhouse and garden shed for storage.

Entering through the front door leads into a small entrance hallway which provides access to a single bedroom. The hallway then opens into the central living room, a comfortable space centred around a rustic exposed brick fireplace which creates a striking focal point.

French doors lead from the living room into the rear conservatory, providing a pleasant additional sitting area overlooking the garden. From the living room, access also continues through to the front facing double bedroom.

The shower room has been updated with fully tiled walls and a large walk in shower cubicle, while a useful storage niche nearby provides additional practical storage.

To the rear of the property, the kitchen has been extended to create a kitchen diner, fitted with a range of stylish blue fronted units incorporating a built in oven and hob. The dining area offers a sociable space for everyday meals, while French doors open directly onto the rear decking, creating a seamless connection between the indoor living space and the garden.

#### Hall

**Lounge 14'5" x 13'11" (4.40 x 4.25)**

**Kitchen 14'3" x 7'7" (4.35 x 2.32)**

**Conservatory 7'8" x 7'0" (2.35 x 2.15)**

**Wet Room 6'11" x 6'2" (2.12 x 1.90)**

**Bedroom One 11'11" x 13'1" (3.65 x 4.00)**

**Bedroom Two 7'6" x 7'6" (2.30 x 2.30)**

#### Garage

#### Garden

To the rear of the property is a south facing mainly laid to lawn garden with a range of well stocked planted borders, fruit trees and mature shrubbery. Stepping out from the French doors is a raised decked patio with a balustrade and steps leading down to the lawn. Complete with garden shed and enclosed by fenced boundaries and trees for added privacy. To the front is a walled and fenced frontage with planted feature beds, metal double gates and a further hand gates opening onto a block paved area continuing down the side of the property to the garage.

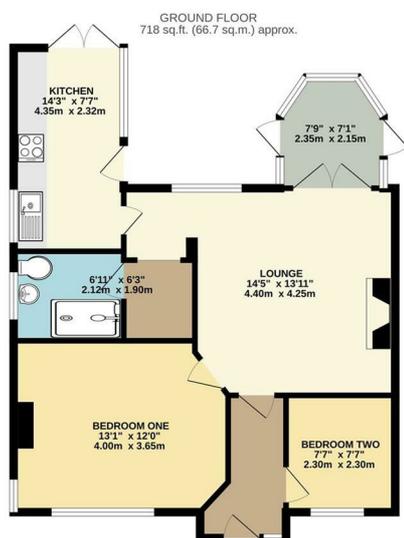
#### Agent Note

**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.

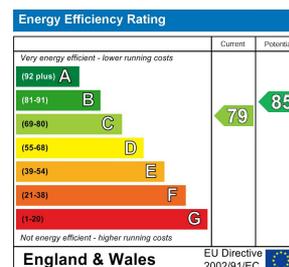
Council tax band A.

Services include mains gas, electric and drainage connections.



### Energy Efficiency Graph

**Tenure: Freehold**



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