



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



37 The Promenade

Offers Over £249,995

WITHERNSEA, HU19 2DW



Positioned directly on the seafront with uninterrupted panoramic views stretching across the promenade, sandy beach, and shimmering sea beyond, this impressive four-bedroom, three-storey terraced home offers an exceptional coastal lifestyle. With tall ceilings, generous room proportions and a modern finish throughout, the property is perfectly suited to families seeking a spacious home with every advantage of seaside living right on the doorstep.

Offered to the market with no chain and vacant possession, the home combines character and contemporary comfort, boasting an open-plan living layout, versatile accommodation, and a stunning outlook from every front-facing window. From the promenade, steps lead directly down to the beach, while the town's shops, cafes, pubs, and amenities are only moments away — ensuring daily convenience alongside idyllic scenery.

Externally, the property features a west-facing, low-maintenance rear garden complete with a brick-built outbuilding currently used as a stylish home bar, offering further potential for use as a home office, hobby room, or gym. A large garage situated in the block immediately behind the house provides excellent additional storage or off-street parking if required. This is a rare opportunity to secure a substantial seafront home in such a prime position, beautifully presented and ready for its next chapter.





A front garden adjoins the promenade and an internal porch opens to the entrance hall with a traditional spindle staircase rising to the first-floor landing. Access leads into a spacious open-plan living room with a bay window facing out to sea, centred around a solid fuel stove.

Continuing through is a stylish cream and plum gloss kitchen diner with built-in oven, American Fridge Freezer and integrated washing machine. A ground-floor WC and walk-in storage cupboard lead from this, followed by the garden room at the rear, with French doors overlooking the garden which is paved for ease of maintenance. A brick-built outbuilding is set up as a home bar.

A gate opens to a passageway at the rear leading to an area housing a large garage set within a garage block, with double doors and vehicle access from neighbouring Young Street.

To the first floor is a split-level landing with a tiled bathroom, rear-facing double bedroom, and a principal bedroom suite that faces out over the sea and has an adjoining dressing room with tiled en-suite shower. Two further bedrooms complete the second floor.

Entrance Hall

Lounge 13'1" x 12'9" (4.00 x 3.91)

Dining Room 12'7" x 10'10" (3.86 x 3.31)

Breakfast Kitchen 19'0" x 9'10" (5.80 x 3.00)

WC 4'7" x 3'0" (1.40 x 0.92)

Garden Room 13'7" x 8'6" (4.16 x 2.60)

Landing

Bedroom 1 15'10" x 15'8" (4.85 x 4.80)

Dressing Room 9'10" x 5'8" (3.00 x 1.75)

Ensuite 9'10" x 6'6" (3.00 x 2.00)

Bathroom 9'10" x 6'0" (3.00 x 1.84)

Bedroom Two 10'7" x 9'0" (3.25 x 2.75)

Bedroom Three 15'7" x 8'10" (4.75 x 2.70)

Second Landing

Bedroom Four 9'10" x 8'2" (3.00 x 2.50)

Garden

To the rear of the property is a west facing paved garden, fully enclosed by fenced and walled boundaries with a hard standing side return and a gate providing pedestrian access to the rear garage block. At the bottom of the garden is a stylish home bar, offering further potential for use as a home office, hobby room, or gym. To the front is a walled forecourt with a hand gate providing pedestrian access onto the promenade.

Garage

In-need of some maintenance is a garage that is set in a garage block located to the rear of the property that has vehicular access via a ten foot leading from Young Street.

Agent Note

Parking: Off street parking available via a 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.

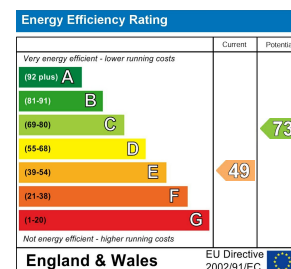


TOTAL FLOOR AREA: 3088 sq. ft. (287.6 sq. m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurement of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should not be used as a basis for any purchase or other transaction. It is recommended that you consult a professional surveyor for a full and accurate survey of the property.



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

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

