



2 South Terrace, Hornsea HU18 1QT
Offers in the region of £169,950

- Spacious Town House
 - Tucked Away
 - 25ft Lounge & Dining Room
 - Small Garden Areas Front & Rear

- Convenient Location
 - Modern Kitchen
 - Bathroom with a 4 Piece Suite
 - Energy Rating - E

A lovely three bedroomed town centre property with two reception rooms, a modern kitchen, three double bedrooms and a modern bathroom with four piece suite. This property enjoys a convenient yet tucked away location with an enclosed courtyard to the rear.

LOCATION

This property fronts onto South Terrace, a small run of properties which leads off Eastbourne Road and is accessed on foot. Parking is available on street in Eastbourne Road.

Hornsea is a small East Yorkshire coastal town which has a resident population of a little over 8,000. The town offers a good range of local amenities including a range of shops, bistros and restaurants, schooling for all ages and a host of recreational facilities including sailing and fishing on Hornsea Mere, as well as the beach and seaside amenities, a leisure centre refurbished in 2020 and an 18 hole golf course. The town is also well known for the Hornsea Freeport, a large out of town retail shopping village and leisure park. The town lies within 18 miles drive of the city of Hull, 13 miles of the market town of Beverley and about 25 miles from the M62.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged on two floors as follows:

OPEN PORCH

ENTRANCE HALL

3' x 14'9" (0.91m x 4.50m)
With stairs leading off, one central heating radiator and doorway to:

LOUNGE

12'5" x 12'9" deepening to 16'8" in box bay window (3.78m x 3.89m deepening to 5.08m in box bay window)
With a stone hearth and timber mantel over. One central heating radiator and open square archway to:

DINING ROOM

12'6" x 12'8" (3.81m x 3.86m)
With an understairs storage cupboard and one central heating radiator.

KITCHEN

7'6" x 12'0" (2.29m x 3.66m)
With fitted base and wall units incorporating work surfaces with an inset sink unit, plumbing for automatic washing machine, built-in oven and split level induction hob with cooker hood over. Downlighting to the ceiling. Laminate flooring, double French doors to the rear garden and a column radiator.

FIRST FLOOR

LANDING

Part galleried with an access hatch leading to the roof space and doorways to:

BEDROOM 1 (FRONT)

16'2" x 7'6" deepening to 11'0" in box bay window (4.93m x 2.29m deepening to 3.35m in box bay window)
With an ornamental fireplace with ornate tiled inset and surround and one central heating radiator.

BEDROOM 2 (REAR)

10'3" x 12'9" (3.12m x 3.89m)
With built-in storage cupboards to either side of the former chimney breast and one central heating radiator.

BEDROOM 3 (REAR)

7'7" x 11'8" (2.31m x 3.56m)
With one central heating radiator.

BATHROOM /W.C.

11'10" x 4'9" (3.61m x 1.45m)
With a modern suite comprising of a twin-ended bath, a walk-in shower with rain shower over, low level w.c. and pedestal wash hand basin. Full height tiling to the walls and ceramic tiled floorcovering. Downlighting to the ceiling and a ladder towel radiator.

OUTSIDE

The property fronts onto an enclosed gravelled foregarden and to the rear is an easy to maintain garden which is mainly paved and includes a useful lean-to store. There is also hand gate leading to a pedestrian access which leads along the rear of the cottages.

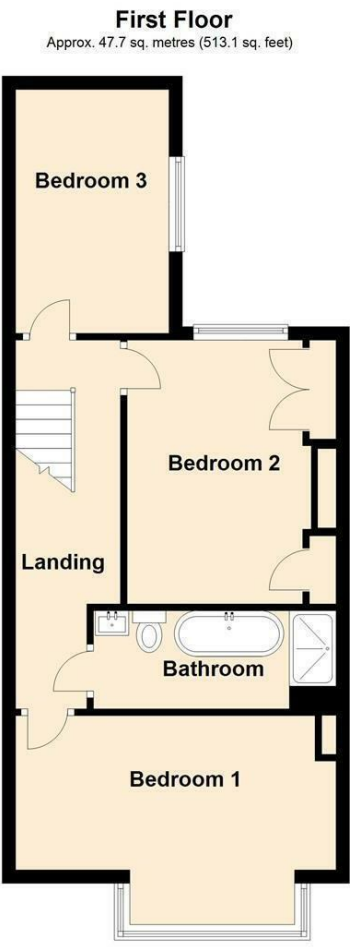
Parking is available on Eastbourne Road and the property is approached on foot through South Terrace.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property is Band A.



Total area: approx. 95.2 sq. metres (1024.5 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.