



QUICK&CLARKE
The Property Specialists

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Apt 15 Broadway House, Hornsea HU18 1PZ
Offers in the region of £129,950

- Lovely Sea Views
- Built In Appliances
- Modern Shower Room
- Stones Throw From The Beach
- Well Equipped Kitchen
- Lounge with Juliette Balcony
- Two Bedrooms
- Energy Rating - C

This modern apartment enjoys a particularly convenient location with super sea views just a 'stones throw' from the Promenade and beach.

LOCATION

This apartment is located on the southern side of Broadway House which comprises a total of 22 apartments that are arranged over four floors. Broadway House enjoys a wonderful location just a 'stones throw' from the Promenade and beach and this apartment enjoys some lovely views to the front that stretch down to the sea. Broadway House is positioned between the local police station and leisure centre, and is within comfortable walking distance of most local amenities.

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 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 PORCELAIN TILED FLOORS THROUGHOUT with UNDER FLOOR ELECTRIC HEATING controlled by a separate thermostat in each room, UPVC DOUBLE GLAZING, LED DOWNLIGHTING, an AUDIO VISUAL INTERCOM SYSTEM linked to an electrically operated security gate and is arranged on one floor as follows:

PRIVATE ENTRANCE LOBBY

With front entrance door, built in cupboard and inner door leading through to:

ENTRANCE HALL

With the wall mounted audio visual intercom unit, built in cylinder cupboard incorporating space and plumbing for an automatic washer/dryer, and doorways to:

LOUNGE WITH KITCHEN AREA

13'8" x 12'5" (4.17m x 3.78m)

With a lovey view stretching down to the sea, a good range of matching fitted base and wall units which incorporate cream high gloss fronts with a composite granite worksurface, an inset stainless steel sink, built in electric oven and ceramic hob with cooker hood over, an integrated fridge with a freezer compartment, microwave and dishwasher. There is also underlighting to the wall units and plinth lights as well. The lounge area incorporates double French doors that open out onto a Juliette balcony and there is provision for a wall mounted flat screen tv.

BEDROOM ONE

7'9" x 13' (2.36m x 3.96m)

With provision for a wall mounted flat screen tv.

BEDROOM TWO

7'8" x 9'1" overall (2.34m x 2.77m overall)

With a lovely view stretching down to the sea.

SHOWER ROOM

5'6" x 9'3" (1.68m x 2.82m)

With a three piece white suite comprising a corner shower cubicle with a fixed drench shower and a hand shower, vanity unit with wash hand basin and a close coupled w.c. There is tiling to the majority of the walls and an extra large wall mirror.

TENURE

The apartment is held on a 999 year ground lease at a ground rent of £100. The lease includes suitable provisions for the maintenance of the main structure and cleaning of the common parts including windows and building insurance etc. The building is managed by Garness Jones and we understand that the current maintenance and management charge is £84.45 per month.

NB: These photographs were taken in 2019 but are still representative of the property today.



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.