



Quick & Clarke

PROPERTY SPECIALISTS

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The Tolkien Chapter House, Hornsea HU18 1PA

£189,950

- Superb ground-floor apartment
- Two bedrooms
- Individually designed with a premium finish
- Renowned local builder conversion
- Vibrant central Hornsea location
- Allocated parking & cycle store
- Short walk to the seafront
- Adjacent to historic parkland
- EPC TBC
- Council Tax TBC

This exceptional ground-floor apartment delivers a thoughtfully designed living space finished to an exacting standard. At its centre is a generous open-plan living, dining, and kitchen area, creating a fluid and sociable environment perfect for both relaxation and entertaining. Extensively converted by a highly regarded local builder, this home represents a unique opportunity to secure a premium residence in a truly sought-after location.

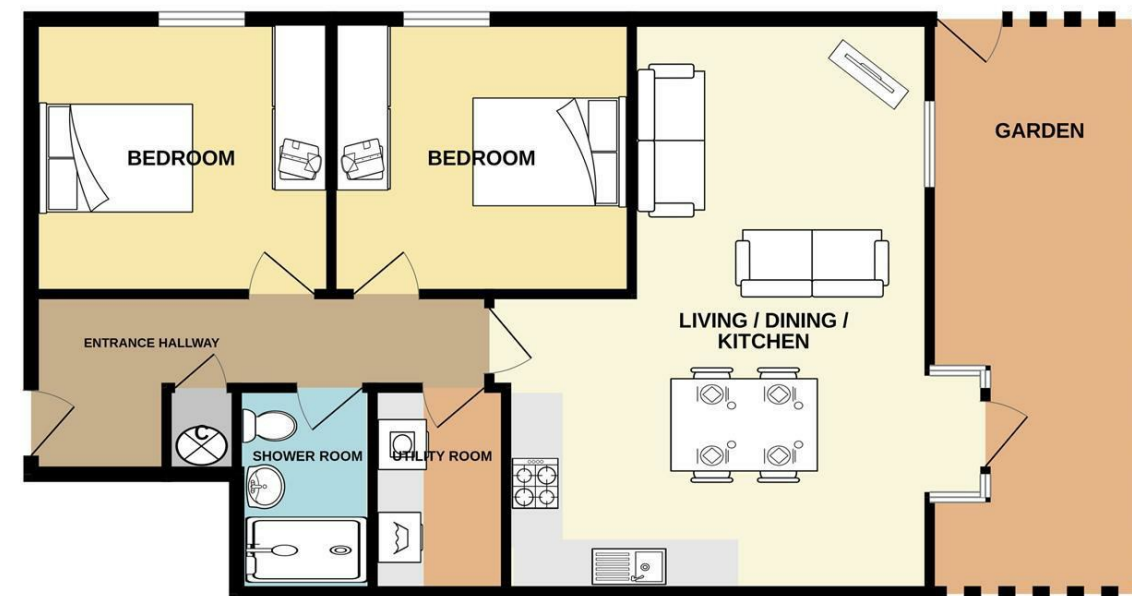
The property occupies a premier position, placing Hornsea's independent shops, essential services, and a vibrant array of restaurants and bars right on your doorstep. For complete ease of access, the apartment includes its own allocated private parking and cycle store — a rare and highly prized asset for such a central town location.

The surrounding area perfectly balances coastal charm with green-space tranquility. You can enjoy the fresh sea air with the beach and promenade only a short stroll away. Furthermore, the apartment sits adjacent to the historic Hall Garth Park. This 28-acre local gem offers expansive lawns, mature woodland, and beautifully maintained flower beds, providing a peaceful retreat for walking or unwinding in nature.

LOCATION

The apartment is located on the ground floor of the newly converted Old Library. Ideally positioned on the Western end of Newbegin, Hornsea's main high street, the apartment lies close to a wide range of shops and services in this self-contained and highly regarded seaside town. The expansive Hall Garth Park lies adjacent and the property is only seven minutes walk from the seafront.

GROUND FLOOR - THE TOLKIEN



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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