



QUICK & CLARKE
The Property Specialists

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**Beachside Bed & Breakfast, 3 Victoria Avenue,
Hornsea HU18 1NH**

Asking price £310,000



Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- A New Life By The Sea?!
- Well Established Bed and Breakfast
- Three En-suite Letting Rooms
- Three Private Bedrooms
- Two Reception Rooms
- Dining Kitchen
- Private Parking
- Sea Views
- A Stone's Throw from the Promenade & Beach
- Energy Rating - D

LOCATION

This property fronts onto Victoria Avenue which runs between Marine Drive and Headlands View. Just a stones throw from the beach and promenade.

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 UPVC double glazing to all but a Velux roof light and the dining room window which is single paired with a timber frame, gas central heating via hot water radiator and is arranged over three floors as follows:

ENTRANCE PORCH

With double opening doors and UPVC inner door to:

ENTRANCE HALL

3'11" deepening to 5'11" x 25'6" (1.19m deepening to 1.80m x 7.77m) With woodgrain effect laminate flooring, ceiling cornice, under stairs storage cupboard, spindled staircase leading off and one central heating radiator.

LOUNGE

12'9" x 13'5" (3.89m x 4.09m) Deepening to 16' in the bay window. With a gas fire set in a marble hearth and inset with an Adam's style surround, picture rail, ceiling cornice and a feature central heating radiator.

DINING ROOM

10'9" x 14'6" (3.28m x 4.42m) With a basket grate ornamental fireplace with tiled inset and hearth and a painted surround, woodgrain effect laminate floor covering, picture rail, ceiling cornice and one central heating radiator.

DINING KITCHEN

9'4" x 17'4" (2.84m x 5.28m) Deepening to 20'3" in the bay window. With a good range of fitted base and wall units incorporating a 1 1/2 bowl sink unit, contrasting work surfaces, tiled splashbacks, space for a slot in cooker, plumbing for a dishwasher and built in cupboards.

INNER HALL

With side entrance door leading to the garden and doorways to:

SHOWER ROOM / W.C.

5'4" x 7'3" (1.63m x 2.21m) With a vanity unit housing the wash hand basin and concealed cistern W.C., independent shower cubicle, full height tiling to the walls and plumbing for an automatic washer.

BEDROOM 6

9'3" x 9'6" (2.82m x 2.90m) With an access hatch to the roof void and one central heating radiator.

FIRST FLOOR

With spilt level landing areas.

BEDROOM 1 (FRONT)

17'6" x 9' (5.33m x 2.74m) Deepening to 11'9" in the bay window. With one central heating radiator. This bedroom enjoys some wonderful sea views.

EN-SUITE

6'1" x 4' (1.85m x 1.22m) With an independent tiled shower cubicle, vanity unit housing the wash hand basin with tiled splashback, low level W.C. and an extractor fan.

BEDROOM 2 (REAR)

10'10" x 14'6" (3.30m x 4.42m) With an ornamental painted basket grate fireplace, built in wall cupboard and one central heating radiator.

EN-SUITE SHOWER ROOM

6'2" x 4' (1.88m x 1.22m) With an independent tiled shower cubicle with an electrical instant shower, vanity unit housing the wash hand basin with tiled splashback, low level W.C. and extractor fan.

BEDROOM 3 (REAR)

9'5" x 13'1" (2.87m x 3.99m) With a painted ornamental basket grate fireplace and one central heating radiator.

EN-SUITE BATHROOM

5'6" x 7'9" (1.68m x 2.36m) With a panelled bath incorporating a shower over, pedestal wash hand basin, low level W.C. and one central heating radiator.

SEPERATE W.C.

5'6" x 2'11" (1.68m x 0.89m) With half height tiling to the walls and low level W.C.

SECOND FLOOR

LANDING

With built in storage cupboards.

BEDROOM 4 (FRONT)

16' x 10'11" (4.88m x 3.33m) Deepening to 14'2" in the dormer window. With fitted wardrobes incorporating matching drawers and dressing table and one central heating radiator. This bedroom enjoys some wonderful sea views.

BEDROOM 5 (REAR)

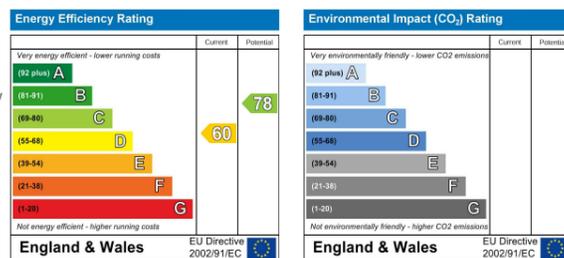
9'9" x 11'6" (2.97m x 3.51m) With an access hatch to the roof void and one central heating radiator.

Floorplan (for identification purposes only)



Total area: approx. 185.1 sq. metres (1992.3 sq. feet)

Energy Efficiency Graph



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.