





The Property Specialists

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**1 Broadway, Hornsea HU18 1PZ**  
**Offers in the region of £295,000**



- New Build Property
- Second floor Day Room & Kitchen
- Spacious Flexible Accommodation
- Parking
- Well appointed
- Garage
- Super Sea Views to the Front
- 3 shower Rooms & Two Kitchens
- Large Balconies Front & Rear
- Energy Rating - TBC

Enjoying a seafront location well placed for local amenities, this modern three storey townhouse offers spacious adaptable accommodation with super sea views.

### LOCATION

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, air source heating via hot water radiators, LED downlighting throughout and is arranged on three floors as follows:

### GROUND FLOOR

#### ENTRANCE HALL

uPVC entrance door, stairs leading off, woodgrain effect laminate floor covering and one central heating radiator.

#### SITTING ROOM OR GROUND FLOOR BEDROOM

12'9 x 9'11 (3.89m x 3.02m)

With an understairs storage cupboard, woodgrain

effect laminate floor covering and one central heating radiator.

#### INNER HALLWAY

Woodgrain effect laminate floor covering. There is also a personnel door leading into the garage.

#### SHOWER ROOM / WC

3'1 x 9'5 (0.94m x 2.87m)

Incorporating an independent shower cubicle, vanity unit housing the wash basin, ceramic tiled floor covering, full height tiling to the walls and a ladder radiator.

#### KITCHEN / UTILITY

6'7 x 10'8 (2.01m x 3.25m)

Fitted base and wall units incorporating contrasting quartz worksurfaces with an inset stainless steel sink unit, woodgrain effect laminate floor covering and a uPVC rear entrance door.

### FIRST FLOOR

#### LANDING

With staircase leading to the second floor, one central heating radiator and doorways to:

#### MASTER BEDROOM (FRONT)

9'4 x 11'11 (2.84m x 3.63m)

With super sea views, one central heating radiator and doorway to:

#### EN-SUITE SHOWER ROOM

4'5 x 4'11 (1.35m x 1.50m)

With an independent shower cubicle, vanity unit housing the wash basin, low level WC, ceramic tiled floor covering, full height tiling to the walls and a ladder radiator.

#### BEDROOM 2 (REAR)

7'8 x 13'5 (2.34m x 4.09m)

With one central heating radiator.

#### BEDROOM 3 (REAR)

7'11 x 9'11 (2.41m x 3.02m)

With one central heating radiator.

#### SHOWER ROOM / WC

4'5 x 5'8 (1.35m x 1.73m)

With a n independent shower cubicle, vanity unit housing the wash basin, low level WC, ceramic tiled

floor covering, full height tiling to the walls and a ladder radiator.

### SECOND FLOOR

Small landing area with doorway to:

#### OPEN PLAN LIVING/DAY ROOM WITH KITCHEN

16'2 narrowing to 12'9 x 19'3 overall (4.93m narrowing to 3.89m x 5.87m overall)

Two sets of concertina doors opening onto balconies to both the front and rear, with a town view to the rear and superb sea views to the front. The kitchen area has fitted base and wall units incorporating quartz worksurfaces and matching splashbacks with a 1 1/2 bowl stainless steel sink unit, built-in oven and split level hob with cooker hood over, integrated dishwasher and fridge freezer, woodgrain effect laminate floor covering and two central heating radiators.

### OUTSIDE

The property is accessed through automated gates via Parva Road and leads to a tarmacadam parking area and turning court which leads to the garage.

### GARAGE

13'11 x 9' plus utility area to rear (4.24m x 2.74m plus utility area to rear)

With automated roller door, personnel door leading to the inner hallway, boiler room leading off and a utility area to the rear with plumbing for an automatic washing machine.

### PHOTOGRAPHY

The photography contained within this brochure shows apartment 3 Broadway, however represents a good likeness to 1 Broadway and is to provide a general overview to assist prospective purchasers.

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