



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

- New Build Property
- Second floor Day Room effect laminate floor covering and one central heating radiator.
- 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

- Second floor Day Room effect laminate floor covering and one central heating radiator.
- Parking

##### 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 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.

#### 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.

#### 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.

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.