



# Quick & Clarke

PROPERTY SPECIALISTS

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**Apt 2 Broadway House, Hornsea HU18 1PZ**  
**Offers in the region of £125,000**

- No Chain
- First Floor
- Lift and Stairs
- Two Double Bedrooms
- Sea Views
- Well Fitted Kitchen Area
- Underfloor Heating
- UPVC Double Glazing
- Modern Bathroom With Shower
- Energy Rating - To Be Confirmed

**LOCATION**  
This apartment is located on the first floor of Broadway House enjoying some lovely sea views, well placed for access to the town centre and sea front.

Hornsea is a vibrant and welcoming coastal town in East Yorkshire, home to a close-knit community of just over 8,000 residents (2021 Census). The town boasts an impressive range of amenities, including a variety of independent shops, bistros, and inviting restaurants, alongside excellent schooling for all ages which have been rated ‘Good’ by Ofsted. The town is also home to Hornsea Mere, Yorkshire’s largest freshwater lake, which provides a peaceful setting and is popular for walking, boating, and wildlife spotting. Sports and fitness enthusiasts are well catered for with a modern leisure centre refurbished in 2020 and a beautifully maintained 18-hole golf course. There is also Hornsea Village, an out-of-town retail and leisure destination. Ideally located, Hornsea offers the perfect balance of coastal living and connectivity, lying within easy reach of Hull, Beverley, and the M62 motorway.

**ACCOMMODATION**  
The accommodation has porcelain tiled floors throughout with underfloor 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, white vertical blinds to all windows and is arranged on one floor as follows:

**ENTRANCE LOBBY**  
3'5" x 5'4" (1.04m x 1.63m)  
With private front entrance door leading in from the stairwell and a built in cupboard housing the electric consumer unit.

**ENTRANCE HALL**  
14'1" x 6'10" overall (4.29m x 2.08m overall)  
With a wall mounted audio visual intercom unit, built in cupboard housing an automatic washer / dryer and doorways to:

**LOUNGE WITH KITCHEN AREA**  
14'9" x 14'3" overall (4.50m x 4.34m overall)  
With a lovely sea view. The kitchen area is fitted out with a good range of matching base and wall units which have white high gloss fronts and contrasting composite granite worksurfaces with 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 underlighting to the wall units and plinth lights.

**BEDROOM 1 (REAR)**  
12'9" x 11'2" overall (3.89m x 3.40m overall)  
With a fitted wardrobe incorporating sliding fronts and downlighting to the ceiling.

**BEDROOM 2 (FRONT)**  
12'6" x 12' overall (3.81m x 3.66m overall)  
With a lovely sea view.

**BATHROOM / W.C**  
6'9" x 9'6" (2.06m x 2.90m)  
With a three piece white suite comprising a shower bath with a drench shower, hand shower and shower screen above, fitted vanity unit with a wash hand basin and a low level W.C. The walls are part tiled, there is a large mirror, a corner cylinder cupboard and a chrome ladder style hot towel rail.

**TENURE**  
The apartment is held on a 999 year ground lease from 15th September 2017 (991 years remaining). Ground rent is set at £100 per annum for the life of the lease. The building is managed by Garness Jones and the maintenance charge is currently £130.52 per calendar month and any annual increase is kept to a minimum and agreed by the Residents Owners Committee (The Landlord) who own Broadway House 22 Ltd, which has a healthy management fund. The lease includes suitable provisions for the maintenance of the main structure and cleaning of the common parts including windows and building insurance etc.

**COUNCIL TAX BAND**  
The council tax band for this property is a band B.

**PHOTOGRAPHY**  
Please note that some of the photography within this brochure has been taken in 2023.



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.