

QUICK&CLARKE

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Apt 3, Broadway House Broadway, Hornsea HU18 1PZ
Asking price £106,950

- Fantastic Apartment
- Stunning Sea Views
- Convenient Location
- Must be Viewed
- Ideal for Retirement or a Holiday Home
- Energy Rating: C

A super one bedroomed luxury apartment which is located on the first floor of Broadway House with a lift or staircase access, enjoys some wonderful sea views to the front. Ideally located just a "stones-throw" from the Promenade and beach, as well as being within comfortable walking distance of the main town centre this is deal for those seeking a retirement/holiday home, a first time buyer or for those simply seeking a modern, low maintenance home at the East Coast.

LOCATION

This apartment is located on the first floor of Broadway House and enjoys some wonderful sea views. Broadway House comprises of a total of 22 apartments and is just a "stones-throw" from The Promenade and beach. Positioned between the local police station and leisure centre, Broadway House is within comfortable walking distance of the main town centre and most local amenities.

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 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 well appointed accommodation has porcelain tiled floors throughout and under floor electric heating controlled by a separate thermostat in each room, UPVC double glazing, LED downlighting, a n audio visual intercom system linked to an electrically

operated security gate and is arranged on one floor as follows:

ENTRANCE LOBBY

With private front entrance door leading in from the stairwell and a built in cupboard housing the electric consumer unit.

ENTRANCE HALL

3'6" x 7'7" (1.07m x 2.31m)

With a wall mounted audio visual intercom unit, an electric ladder radiator and doorways to:

LOUNGE WITH OPEN PLAN KITCHEN

12'3" x 12'4" (3.73m x 3.76m)

With a two windows enjoying extensive views over the sea. The kitchen area is fitted out with a good range of matching base and wall units which incorporate white composite granite worksurface with an inset stainless steel sink, built in oven and ceramic hob with cooker hood over, integrated fridge freezer, microwave and a combined automatic washer/dryer. In addition there is underlighting to the wall units and plinth lighting.

BEDROOM

8'1" x 9'2" (2.46m x 2.79m)

With wardrobes incorporating bedside tables and top storage cupboards over a recess for a double bed, and TV point.

SHOWER ROOM

8'6" x 5'7" (2.59m x 1.70m)

With a three piece white suite comprising a large shower cubicle with a drench shower and a hand shower, pedestal wash hand basin and low level w.c., full height tiling to the walls, a large wall mirror and a built in cylinder/airing cupboard.

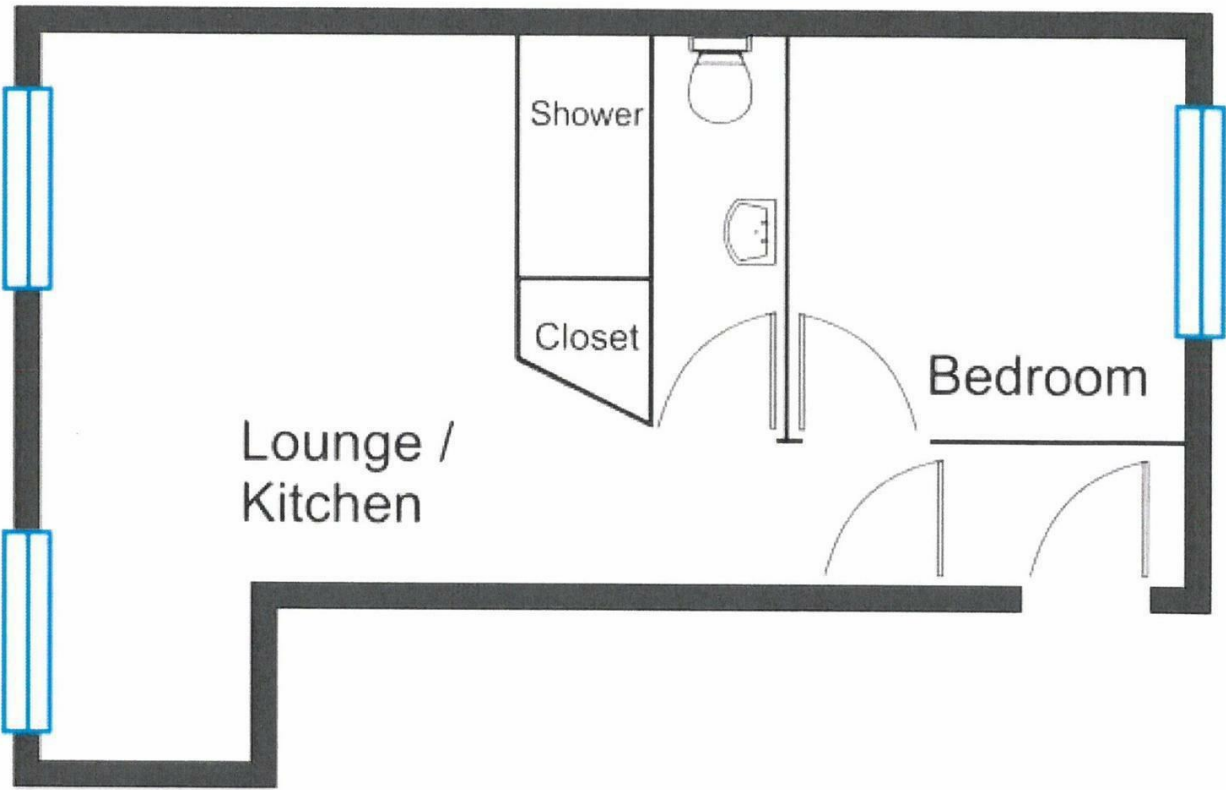
OUTSIDE

There is on street parking to the front and the side of the building.

TENURE

The apartment is held on a 999 year ground lease at a peppercorn rent. The lease includes suitable provisions for the maintenance of the main structure and cleaning of the common parts including windows and building insurance etc. The building is managed by Garness Jones and we understand that the current

maintenance and management charge is fixed at £66.23 per month and includes property insurance.



FOR GUIDANCE PURPOSES ONLY

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.