



QUICK&CLARKE
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5 Esplanade, Hornsea HU18 1NQ
Offers in the region of £250,000

- Well Appointed Accommodation
- Super Location
- Sea Views
- Spacious Accommodation
- Must Be Viewied
- Two En-Suite Bedrooms
- Modern Dining Kitchen with Applicances
- West Facing Garden to Rear
- Off Street Parking
- Energy Rating - B

LOCATION

The property enjoys a super location and would make a wonderful Holiday Let, Air B&B or investment property. Hornsea was voted one of the top Air B&B destinations in 2023.

This property forms part of a small development which fronts onto The Esplanade located very close to the seafront and enjoying some lovely sea views.

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 mains gas central heating via hot water radiators, uPVC double glazing and is arranged on three floors as follows:

ENTRANCE HALL

With composite front entrance door and one central heating radiator.

CLOAKS/WC

3' x 6'3 (0.91m x 1.91m)
With a low level WC, corner wash basin with tiled splashback, downlighting and one central heating radiator.

LOUNGE

12'10 narrowing to 9'2 x 17'6 (3.91m narrowing to 2.79m x 5.33m)
High gloss laminate flooring, downlighting to the ceiling, a fire surround incorporating an electric stove, built-in understairs cupboard and two central heating radiators. The room enjoys views stretching to the sea.

DINING KITCHEN

16'2 x 9'5 (4.93m x 2.87m)
With a good range of fitted base and wall units incorporating contrasting worksurfaces with inset stainless steel sink unit, integrated dishwasher, washer dryer, fridge freezer, oven and split level five ring gas hob with cooker hood over, cupboard housing the central heating boiler, downlighting to the ceiling, double French doors leading onto the rear garden and one central heating radiator.

FIRST FLOOR LANDING

With one central heating radiator and doorways to:

BEDROOM 2 (REAR)

9'3 x 12'10 (2.82m x 3.91m)
With one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

9'2 x 4'6 (2.79m x 1.37m)
With a shower cubicle, pedestal wash basin with tiled splashback, low level WC and a ladder radiator.

BEDROOM 3 (FRONT)

9'3 x 11'2 (2.82m x 3.40m)
With superb sea views and one central heating radiator.

BEDROOM 4 (REAR)

6'7 x 9'6 (2.01m x 2.90m)
With one central heating radiator.

BATHROOM/WC

6'7 x 6'3 (2.01m x 1.91m)
With a panelled bath incorporating mixer taps and hand shower, low level WC, pedestal wash basin, ladder towel radiator and part tiling to the walls.

SECOND FLOOR LANDING

One central heating radiator and doorway to:

MASTER BEDROOM

16'3 x 11'11 max (4.95m x 3.63m max)
With two dormer windows enjoying sea views to the front, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

13'8 x 6'3 (4.17m x 1.91m)
With built-in cupboards, a shower cubicle, pedestal wash basin, low level WC, two double glazed Velux rooflights, downlighting to the ceiling and one central heating radiator.

OUTSIDE

The property fronts onto a walled and railed foregarden and there are two block paved parking bays to the front. To the rear is a pleasant enclosed garden which incorporates raised beds, a paved patio with an artificial lawn beyond, external lighting and power points, garden shed and an outside cold water tap.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

Please note: Some of the photography within this

brochure has been provided by the vendor and is still representative of the property

COUNCIL TAX

The Council Tax is Band C.

EPC RATING

The EPC rating is B.

