



2 Pickering Court Cliff Road, Hornsea HU18 1JB
Offers in the region of £135,000

- Beautifully Appointed
- Modern Kitchen & **LANDING**
- Bathroom
- Spacious Living Room
- Views Stretching to the Sea
- Must Be Viewed
- Parking Court
- Energy Rating - D

A particularly well appointed two bedrooomed first floor apartment which has been updated by the current owner with a modern fitted kitchen and bathroom suite. The apartment enjoys views stretching towards the sea from the living room. There is also a parking area to the rear of the property along with a drying area.

LOCATION

This property forms part of a purpose built block of just four apartments which front onto Cliff Road opposite Morrow Avenue and are particularly well placed for access to the seafront and promenade.

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 property has mains gas central heating via hot water radiators, uPVC double glazing and is arranged as follows:

PRIVATE ENTRANCE HALL

uPVC entrance door, stairs leading to the first floor and an understairs storage cupboard.

FIRST FLOOR

• Modern Kitchen & **LANDING**

With two built-in storage cupboards, access hatch leading to the roof space which is part boarded with a folding loft ladder, one central heating radiator and doorways to:

LIVING ROOM

11'3 x 13'11 deepening to 16'9 (3.43m x 4.24m deepening to 5.11m)

Bay window to the front elevation with pleasant views stretching down Morrow Avenue towards the sea. There is an electric fire set on a marble hearth and inset with surround, ceiling cove and open square arch to:

KITCHEN

6'3 x 8'8 (1.91m x 2.64m)

With a good range of re-fitted fitted base and wall units incorporating contrasting worksurfaces and tiled splashbacks with an inset sink unit. Built in oven and split level hob with cooker hood over, plumbing for automatic washing machine and dishwasher, space for a fridge freezer.

BEDROOM 1 (REAR)

11'4 x 9'11 (3.45m x 3.02m)

Fitted wardrobes along one wall and one central heating radiator.

BEDROOM 2 (REAR)

6'3 x 9'10 (1.91m x 3.00m)

Ceiling cove and one central heating radiator.

BATHROOM / WC

7'5 x 7'5 overall (2.26m x 2.26m overall)

With a panelled bath incorporating a shower over and mermaid boards to the wall, vanity unit housing the wash basin and concealed cistern WC.

OUTSIDE

The apartments front onto a block paved foregarden with a dwarf wall brick boundary to the pavement and a pathway leads alongside the apartments to a large gravelled parking court and drying area with a vehicular access leading off Clifford Street.

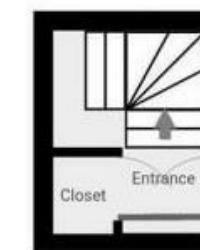
TENURE

The tenure of this property is understood to be leasehold and is held on a 999 year ground lease from 1983, with a fixed nominal ground rent of £10

per annum with buildings insurance and maintenance charges shared between the occupiers of Pickering Court. Further details to be provided by the vendors solicitors.

COUNCIL TAX

The Council Tax Band for this property is Band A.



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.