



Apt 2 The Pelican, Alexandra House, Hornsea HU18 1PS
Offers in the region of £179,950

- Ground Floor Apartment
- Spacious Accommodation
- Open Plan Living Kitchen
- Kitchen With Appliances
- Great Location
- Close to the Sea Front
- Snug/Study
- High Quality Fittings
- No Chain
- Energy Rating - B

A spacious ground floor apartment which offers ready to move into accommodation, featuring a super living kitchen incorporating fitted appliances with an oversized bay window to the front providing plenty of natural light, there is one double bedroom, a large study / snug, and a modern bathroom. Super location close to the seafront and town centre. No Chain.

ENTRY HALL

LOCATION

The apartment enjoys a super location fronting onto Railway Street well placed for access to the main town centre and sea front.

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.

ALEXANDRA HOUSE

Alexandra House is generously proportioned over four floors and in prime position overlooking Hornsea’s seafront.

Residing within Hornsea’s Conservation Area on the site of the former Alexandra Hotel which dated back to the 1860s, Alexandra House has been thoughtfully designed to reflect and celebrate the former glory of the once beautiful hotel exterior.

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.

ACCOMMODATION

Offering approximately 646sq ft of accommodation this ground floor apartment has gas central heating via hot water radiators, Upvc double glazing, Oak veneered internal doors and a keypad entry system along with the remining LABC guarantee. The accommodation is arranged on one floor as follows:

ENTRY HALL

With outer door and inner door to:

PRIVATE CENTRAL HALL

with a large built in storage cupboard with Karndean flooring, down lighting and one central heating radiator.

INNER HALLWAY

With Karndean flooring and doorway to:

OPEN PLAN LIVING KITCHEN

11'10" deepening to 13' 3" in the bay window x 20' (3.61m deepening to 3.96m 0.91m in the bay window x) With a good range of fitted base and wall units incorporating worksurfaces with an inset 1 1/2 bowl sink unit, built in oven with microwave above, split level hob, integrated fridge freezer, slimline dishwasher and a concealed washing machine. There is Karndean flooring, downlighting to the ceiling and one central heating radiator. To the front is a large bay window which provides lovely natural lighting and a view stretching towards the promenade.

BEDROOM 1

16'4 x 8'11 (4.98m x 2.72m) With one central heating radiator.

SNUG

10' x 8'2 (3.05m x 2.49m) Currently used as an additional sleeping space. With one central heating radiator.

BATHROOM / W.C.

7' x 8'8 (2.13m x 2.64m) With a modern which suite comprising of a panelled bath incorporating a plumbed shower over and screen above, vanity unit housing the wash hand basin, low level w.c, part tiling to the walls, ceramic tiled flooring and a heated towel rail.

TENURE

Apartment 2 is held on a 999 year ground lease from November 2020 with 995 years remaining. The service charge from March 2025 to September 2025 is £661.98 and covers maintenance of the communal areas, buildings insurance and external maintenance costs, further details will be provided by the vendors solicitors. Vacant possession will be given upon completion at a date to be agreed.

COUNCIL TAX BAND

The council tax band for this property is band B.

The Pelican Floor Plan



646 sq ft
Measured to finished plasterboard and disregarding internal walls