

## 4 Eastgate Court, Cliff Road, Hornsea, HU18 1NN

Offers in the region of £99,950





- First Floor Apartment
- Convenient Location
- Bathroom/W.C.
- Allocated Parking

- 1 Double Bedroom
- Lounge with Open Plan Kitchen
- Communal Garden Areas
- Energy Rating - C

A one bedroomeed first floor apartment which enjoys a particularly convenient location close to the sea front and local amenities. The apartment forms part of a block of just six apartments and includes a private entrance hall and stairwell, first floor landing, lounge with an open plan kitchen leading off, double bedroom and bathroom/w.c. There are communal garden areas and a large concreted parking court to the front with allocated parking.

#### LOCATION

This property is located in Eastgate Court which is located at the corner of Eastgate and Cliff Road and is handily placed for access to 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 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 Economy 7 heating system, UPVC double glazing and is arranged as follows:

#### GROUND FLOOR

#### PRIVATE HALL

With stairs leading off:

#### FIRST FLOOR

#### LANDING

With access hatch leading to the roof space and doorways to:

#### LOUNGE

13'8" x 11'2"

With a slimline storage heater and open plan to:

#### KITCHEN

7'7" x 11'1"

With fitted base and wall units incorporating worksurfaces with tiled splashbacks and an inset stainless steel sink unit, plumbing for an automatic washer, space for a slot in cooker.

#### BEDROOM

10'4" x 11'7"

With a built in cupboard housing the hot water tank and a slimline storage heater.

#### BATHROOM/W.C.

5'7" x 6'4"

With a panelled bath with electric instant shower over, pedestal wash hand basin, low level w.c., part tiling to the walls and a wall mounted fan heater.

#### OUTSIDE

There is a large concreted parking court in front of the apartment with allocated parking for number 4 and additional visitor parking and communal garden areas.

#### TENURE

The flat is held on a 999 year ground lease from 1st January 1985 at a fixed ground rent of £25.00 per annum.

**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.