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**HPS**  
ESTATE AGENTS



## Morrow Avenue Hornsea, HU18 1JD

A charming semi-detached home situated just a stone's throw from the seafront, offers well-proportioned and versatile living accommodation throughout. The property features three bedrooms, two reception rooms, a bright and airy sunroom, fitted kitchen and a family bathroom. A striking spiral staircase adding a unique architectural feature, while the living room is enhanced by a cosy log burner creating a warm and inviting focal point.

Externally, the home benefits a paved south-facing rear garden, perfect for enjoying all-day sunshine. Ideally located close to coastal walks, local amenities, and transport links, this property presents an excellent opportunity for families or those seeking a seaside lifestyle.

EPC: TBC, Council Tax: B, Tenure: Freehold

**£195,000**

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#### Front Porch

6'3" x 1'11" (1.91 x 0.59)

Double glazed patio doors entrance from the front of the property and carpeted flooring.

#### Entrance Hall

16'11" x 4'10" (5.18 x 1.49)

Accessed through a PVC door from the front porch and features a window facing to the rear of the property. It has parquet flooring, a radiator and a spiral staircase providing access to the first floor.

#### Lounge / Diner

11'4" x 16'11" (3.47 x 5.18)

The living/dining room features a window facing the front of the property, allowing for good natural light. It includes decorative coving to the ceiling and a wood-burning fireplace set within a brick chimney, creating a focal point in the room. The space is heated by two radiators and is finished with carpeted flooring throughout.

#### Day Room

7'10" x 18'8" (2.40 x 5.71)

This room has a window facing the front of the property, along with a double-glazed window and door to the rear leading into the sun room. It includes a radiator for heating and is carpeted throughout. The space is currently used as a playroom.

#### Kitchen

12'11" x 8'10" (3.94 x 2.70)

Fitted with a range of base and wall units, incorporating a sink and drainer. Includes an electric oven and gas hob, with space provided for a washing machine and dryer. The walls are partly tiled, and there are windows to the side offering views of the rear garden. The room also benefits from a radiator and carpeted flooring.

#### Sun Room

16'1" x 6'11" (4.91 x 2.12)

Positioned to the rear of the building and features patio doors leading out to the rear garden, along with additional windows overlooking the garden. It has vinyl flooring and is fitted with a radiator for heating.

#### Cloakroom WC

3'8" x 2'9" (1.14 x 0.86)

Privacy window facing to the front of the building low level WC, brick walls and vinyl flooring.

#### First Floor Landing

7'4" x 10'0" (2.25 x 3.05)

With a window overlooking the rear of the property, carpeted flooring, and housing the boiler.

#### Bedroom 1

11'3" x 11'8" (3.43 x 3.56)

Bay window facing to the front of the property offering beautiful side sea views, complemented by coving to the ceiling, a radiator, and carpeted flooring.

#### Bedroom 2

9'4" x 13'9" (2.85 x 4.20)

Bay window facing to the front of the property offering beautiful side sea views, decorative coving to ceiling, radiator and carpeted flooring.

#### Bedroom 3

6'4" x 9'10" (1.94 x 3.02)

Window facing to the rear of the property flooding the room with natural light, coving to ceiling, carpeted flooring and a radiator.

#### Bathroom

8'7" x 5'4" (2.64 x 1.64)

Window facing to the rear of the property, fitted with a three-piece suite comprising a P-shaped panelled bath with over-bath shower, tiled walls, vinyl flooring and a radiator.

#### Front Garden

Predominantly laid to concrete and enclosed by a brick wall. The space is further enhanced by brick-built planters. Access down the side of the building with an entrance door to the sun room.

#### Rear Garden

Spacious outdoor space, thoughtfully divided between paved areas, decking, and concrete, offering ideal spots to enjoy the sun throughout the day.

#### About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a

smoother, smarter and more personalised experience, give us a call —your next move starts here.

#### Disclaimer

Laser Tape Clause - Laser Tape Clause  
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

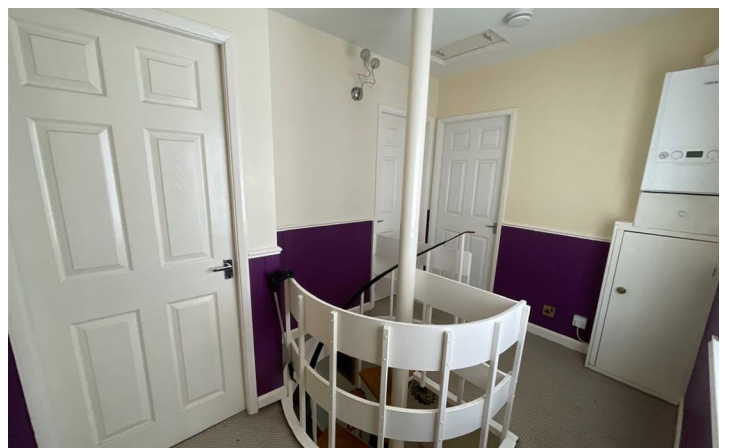
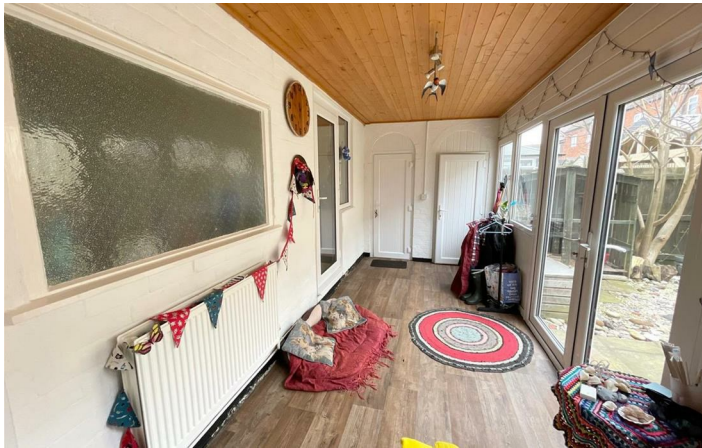
Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

#### Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey.

Call to book your FREE Valuation on 01964 533343.

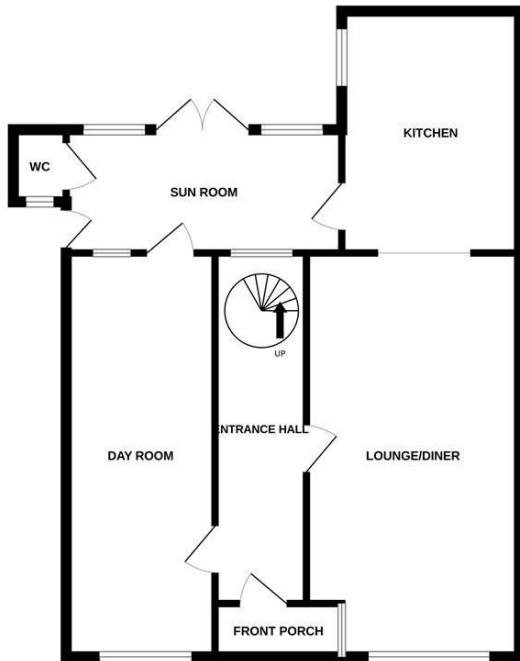
- Sea front location
- Three bedrooms
- Close to all local amenities
- Two spacious reception rooms
- Must be viewed to truly appreciate
- Easy access to local transport links
- South facing rear garden
- Side sea views from two of the bedrooms
- Entrance hall boasting spiral staircase



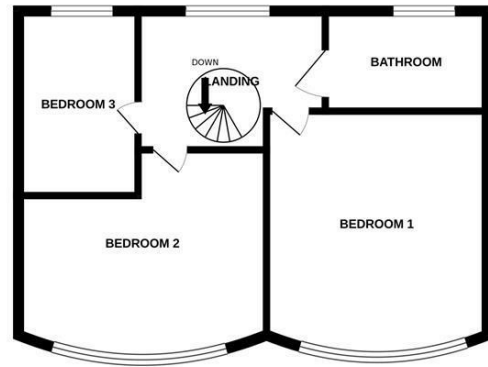


## Floor Plan

GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1218 sq.ft. (113.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	