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**HPS**  
ESTATE AGENTS



## Station Court Hornsea, HU18 1QD

Built on the former railway station in the charming town of Hornsea, this delightful terraced house on Railway Street offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retreat by the coast. The inviting reception room provides a warm and welcoming space for relaxation and entertaining guests.

One of the standout features of this home is its proximity to the sea, allowing residents to enjoy the refreshing coastal air and picturesque views. Additionally, the property is conveniently located near the memorial garden, a lovely spot for leisurely strolls or quiet reflection.

Off-street parking is available, ensuring that you have a secure and hassle-free place for your vehicle. The location is not only good for its scenic surroundings but also offers easy access to local amenities, making daily life both convenient and enjoyable.

This property truly must be viewed to appreciate its charm and potential. Whether you are looking for a permanent residence or a holiday home, this house in Hornsea presents an excellent opportunity to embrace coastal living.

Don't miss out on the chance to make this lovely house your new home.

EPC-C- Tax Band-A- Tenure- Freehold

**Offers In The Region Of £155,000**

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### Living Room

12'7" x 14'11" (3.86 x 4.56)

Double glazed door leads into the open plan living room with spindled staircase leading to the first floor. Electric stove nestled in the hearth and surround creating a feature in this room. Bay window oozes natural lighting.

### Breakfast Kitchen

Fitted wall and base units, boasting ample work surfaces and a breakfast bar. Stainless steel sink plus drainer. Tiled flooring as well as part tiled walls adding style to this room.

### First Floor Landing

6'9" x 5'10" (2.08 x 1.78)

Carpeted flooring with access to the loft space. Doors leading to bathroom and bedrooms

### Bedroom 1

12'9" x 7'4" recess 9'5" x 4'5" (3.89 x 2.24 recess 2.89 x 1.37)

New double glazed window to the rear with fitted shelving creating ample storage, carpeted flooring plus a radiator

### Bedroom 2

12'8" x 8'5" (3.87 x 2.59)

Carpeted flooring with new double glazed window overlooking the front garden. Tastefully decorated room plus a radiator.

### Bathroom

6'9" x 6'5" (2.07 x 1.97)

New paneled bath with over the bath shower. Pedestal hand wash basin and a low level W.C

plus wall mounted vanity unit for ample storage. Tiled flooring and part tiled walls add style to this practical bathroom.

### Courtyard / Garden

Paved courtyard with fenced boundaries plus gated access to the ten foot,

### Front Garden

Mainly graveled with brick feature wall boasting an iron gate to create an enclosed area. Concrete and graveled area for off street parking in front of the house.

### 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.

### Valuation

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.

- Close to the sea in sought after area
- Spacious open plan living room
- Fenced rear courtyard with access to the ten foot
- Viewing is highly recommended to appreciate this lovely home!
- Within walking distance to all amenities
- Practical breakfast kitchen with ample units
- Ideal starter home or holiday home
- Good sized bedrooms
- Off street parking
- Tastefully decorated

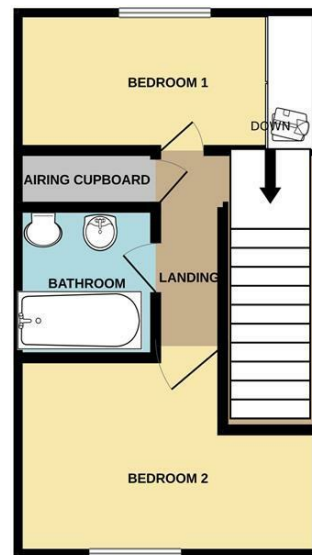
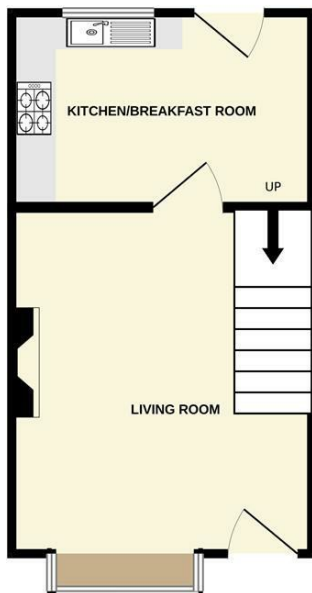




## Floor Plan

GROUND FLOOR

1ST FLOOR



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	<b>86</b>

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	