



## Marine Drive Hornsea , HU18 1NJ

A rare opportunity to acquire a versatile property in a superb seafront position in the coastal town of Hornsea. Situated on the seafront and promenade, it benefits from a highly desirable coastal setting. The property features a charming shop with living accommodation, making it ideal for entrepreneurs or those wishing to run a business from home.

Inside, you will find four well-proportioned bedrooms, providing ample space for family or guests. The living area is complemented by a reception room on the first floor with spectacular views offering a welcoming atmosphere, perfect for relaxation or entertaining. The property also boasts a beautifully designed wildlife garden, which not only enhances the aesthetic appeal but also invites a variety of local wildlife, creating a serene outdoor retreat.

One of the standout features of this property is the breathtaking sea views that can be enjoyed from various vantage points. Imagine waking up to the sound of waves and the sight of the horizon, a truly idyllic setting. Additionally, off-street parking is available, ensuring convenience for both residents and visitors.

This property is a rare find, combining the charm of coastal living with the practicality of a commercial space. Whether you are looking to invest in a business opportunity or simply wish to enjoy the beauty of Hornsea, this property is sure to impress. Don't miss the chance to make this delightful home and shop your own.

EPC-awaing Tax Band-D- Business Rates- Exempt- Tenure- Freehold

**£260,000**

### shop

Double glazed entrance door with full shop fronted window. Shelving plus counter and secure storage behind the counter. Ample space for displaying merchandise. Currently selling items suitable for the beach, sweets, ornaments, books and miscellaneous products.

### Sitting Room

Accessed through a door from the shop. Laminate flooring also patio doors leading into the garden. Built in cupboard with louvre doors and wall mounted cupboard creating plenty of storage. Door to the hall.

### Hall

Laminate flooring plus carpeted staircase with wooden banister to the first floor. Window looking into the shop. Door to the kitchen.

### Kitchen

Oak effect wall and base units complimented with work surface creating plenty of work area. Vinyl flooring plus space for freestanding cooker. Under stairs cupboard accessed in the kitchen. Glass double glazed door leading into the patio area of the garden plus a window overlooking the rear garden providing natural light. Ceramic sink with drainer and mixer tap.

### Utility Room

Accessed from the garden built onto the kitchen ,making wash days a doddle. Wooden door, space for a washing machine.

### Living Room

Located on the first floor with spectacular uninterrupted views of the seafront, Double glazed window giving panoramic views of the coastline. Log burner nestled in the chimney breast on the hearth. Carpeted flooring plus two radiators. Coved ceiling and wooden door leading o the landing.

### Bedroom 1

Double glazed window looking over

the rear garden. Carpeted flooring and a radiator.

### Bathroom

Panelled bath with part tiled walls. Window to rear aspect. Pedestal hand wash basin plus low level W.C. Vinyl flooring and a radiator.

### Bedroom 2

Carpeted flooring plus double glazed window offering amazing views of the promenade. Coved ceiling and a radiator.

### 2nd Floor Landing

Carpeted staircase plus wooden banister leads to the 2nd floor.

### Bedroom 3

Built in cupboards providing plenty of storage space. Wooden flooring and a radiator. Velux window creating natural as well as views of the sea. Sloped ceiling.

### Bedroom 4

Sloped ceiling with Velux window providing natural light and views of the horizon. Wooden flooring and a radiator.

### Rear Garden

Beautiful secluded garden boasting various areas to explore. Gate access to the ginnel. Patio area accessed from the kitchen or the sitting room. Mainly lawn with established borders plus trees and hedging providing privacy. Curved pathway leading to the garden shed.

### Off Street Parking

Concreted area in front of the shop providing two parking spaces.

### Additional Information

The property currently holds a residential Energy Performance Certificate (EPC). Should the property be sold for commercial use, the vendor will arrange for a commercial EPC to be completed.

### About the shop

Shop currently sell a variation of ornaments, accessories for the beach

beach footwear, sweets drinks and books. Current owner is retiring. Property is being sold as a shop with living accommadtion ( Vendor will discuss income with interested parties).

### Disclaimer

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.

- Prime seafront location with two off street parking spaces
- Excellent opportunity to develop own business
- Rear garden offering peace and tranquility enveloped by mature shrubbery and flowerbeds
- Four bedroom property two boasting seaviews
- Situated in the popular coastal town of Hornsea
- Accommodation spread over two floors
- Ground-floor shop/ commercial space
- Two reception rooms, one on the first floor with breathtaking views of the coastline
- Viewing highly recommended





Floor Plan



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 |                         |           |
| England & Wales                             | 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |