



**Victoria Avenue  
Hornsea  
HU18 1NH**

**£345,000**

Nestled on the charming Victoria Avenue in Hornsea, this splendid terraced house offers a delightful blend of period character and modern convenience. Spanning an impressive 2,132 square feet, this property, built between 1900 and 1909, boasts five spacious bedrooms and four well-appointed bathrooms, making it an ideal family home or a perfect retreat for those seeking ample space.

As you enter, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. One of the standout features is the Jack and Jill bathroom, providing convenience for both guests and family members alike.

The property is further enhanced by its stunning views of the coastline, allowing you to enjoy the beauty of the sea from the comfort of your own home. Just a mere 80-foot stroll will take you to the promenade and beach, where you can indulge in leisurely walks or invigorating seaside activities.

For those with vehicles, the property offers parking for two cars, a valuable asset in this desirable location. Additionally, the courtyard provides a serene space for relaxation, perfect for enjoying the fresh coastal air or hosting summer gatherings.

This remarkable home on Victoria Avenue is not just a property; it is a lifestyle choice, offering the perfect balance of comfort, convenience, and coastal charm. Do not miss the opportunity to make this exquisite house your new home.

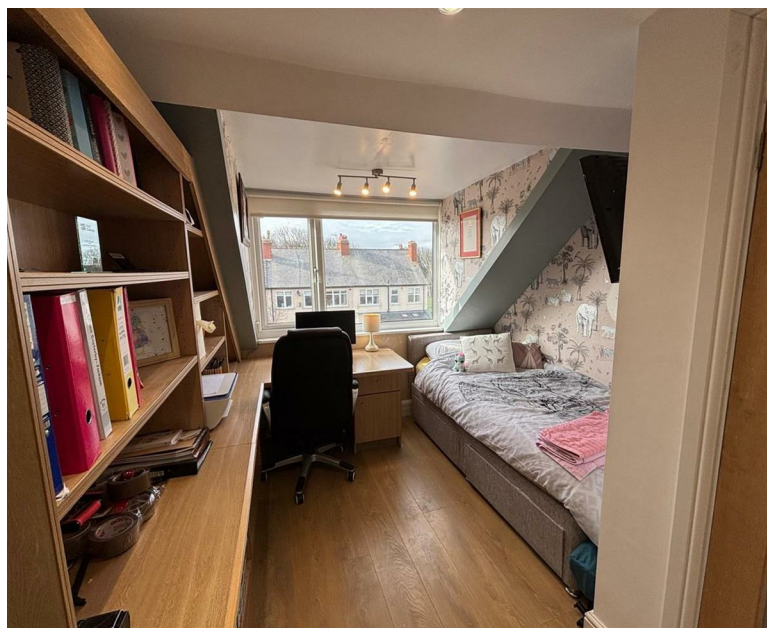
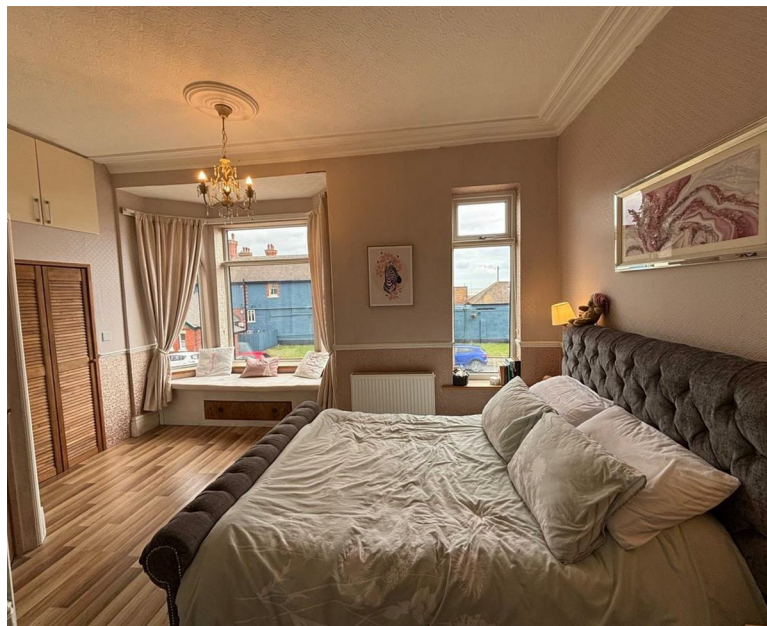
**MUST BE VIEWED TO TRULY APPRECIATE THIS AMAZING HOME!!**

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



- Key ready fantastic family home short stroll to the promenade and beach
- Viewing highly recommended to truly appreciate what this home has to offer
- Amazing stylish, kitchen with ample wall and base units as well as dining area
- Spacious utility room boasting many laundry features also cloakroom
- Two bedrooms boasting en-suites
- Under floor heating in bathrooms and en-suites, plus hive controlled heating
- Five good sized bedrooms over two floors
- Victorian home lovingly renovated whilst retaining many original features
- Music surround system in every room
- Jack and Jill bathroom nestled between bedroom 4 and bedroom 5







Entrance Porch  
3'9" x 2'2"

Glass double glazed doors with semi circle glazed window above. Mosaic tiled flooring plus part tiled walls creating a welcoming entrance to a charming home.

Entrance Hall  
25'11" x 6'0"



Double glazed door leading into a spacious, tastefully decorated hall boasting a spindled banister. Wall and base units strategically designed under the stairs creates ample storage, complimented with paneled walls plus Laminate flooring.

Sitting Room  
16'7" x 12'4"



Double glazed bay window boasting a sea view, creating a bright room filled with natural light. Coved ceiling and picture rail adds elegance to this stylish room. Electric fire as well as a hearth and surround plus the shelving is a lovely feature of this room.

Living Room/Dining Room  
14'6" x 10'6"



Paneled walls plus picture rail and coved ceiling oozes elegance. The open fire with tiled hearth and surround creates a homely feel to this charming room.

Kitchen/ Dining  
25'3" x 9'4"



This room has the wow factor boasting vast wall and base units expertly designed to create a practical kitchen plus built in seating area for the family to enjoy meal times together. Room for an American style fridge freezer, ample work surfaces plus sink unit and drainer complimented with a mixer tap. Double electric oven as well as a separate single oven. Electric hob and extractor fan. Part tiled walls also laminate flooring beautifully finish this room.

Utility Room  
8'9" x 7'3"



Well organised room with pull out clothes airers, tumble dryer and washing machine encased in wall units along with a humidity sensor extractor. Work surfaces as well as base units housing a sink and drainer plus mixer tap. Part tiled walls also laminate covering. Door leads to cloakroom.

Cloakroom  
4'11" x 2'6"

Stained glass window is a lovely feature to this room. Led lighting also a window to the side. Tiled flooring plus tiled walls add to the decor. Vanity unit with built in hand wash basin as well as a low level W.C.

First Floor Landing  
14'8" x 6'0"

Carpeted stairs with spindled banister leading to bedrooms, bathroom, 1st floor hall as well as the 2nd floor.

Master Bedroom  
14'9" x 13'3"



Bay window with sea views boasting a window seating plus storage. Coved ceiling and dado rail adding elegance. Laminate flooring as well as built in cupboards. Door to en-suite.

En-suite  
8'1" x 5'9"



Side by side wash basins with mixer tap nestled on a vanity units, complimented by a tiled wall. Double mirrors and wall lights. Step in shower cubicle plus shower boarded walls as well as a heated towel rail. Low level W.C and laminate flooring beautifully finish this amazing en-suite.

Bedroom 2  
14'9" x 9'2"



Coved ceiling, carpeted flooring plus window overlooking the rear. Oak door leading to en-suite

En-suite  
6'7" x 3'10"

Step in shower cubicle with tiled walls, vanity unit plus hand wash basin. Low level W.C. Laminate flooring finishes this well designed en-suite.

First Floor Hall

12'1" x 3'7"

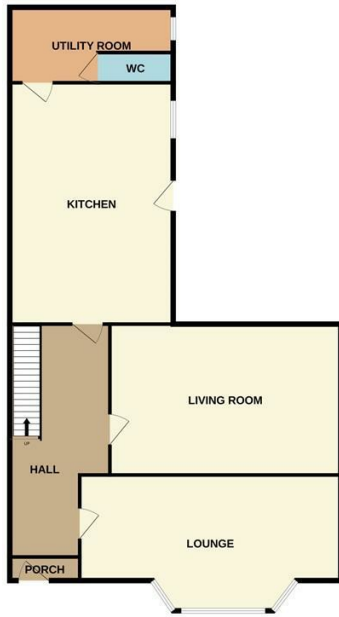
Carpeted hall leading to family bathroom and bedroom 3. Built in cupboard.

Bedroom 3  
12'7" x 9'2"



Picture rail adds character to this lovely room with a window overlooking the rear. Vanity unit as well as a hand wash basin. Built in cupboard housing the combi boiler also controls for under floor heating.

GROUND FLOOR



1ST FLOOR



2ND 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		70	80
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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