



**Victoria Avenue  
Hornsea  
HU18 1NH**

**£360,000**

This amazing home can be found in the charming seaside town of Hornsea, this delightful terraced house on Victoria Avenue offers an exceptional opportunity for family living. With its fantastic location just a stone's throw from the promenade, residents can enjoy the refreshing sea breeze and stunning coastal views.

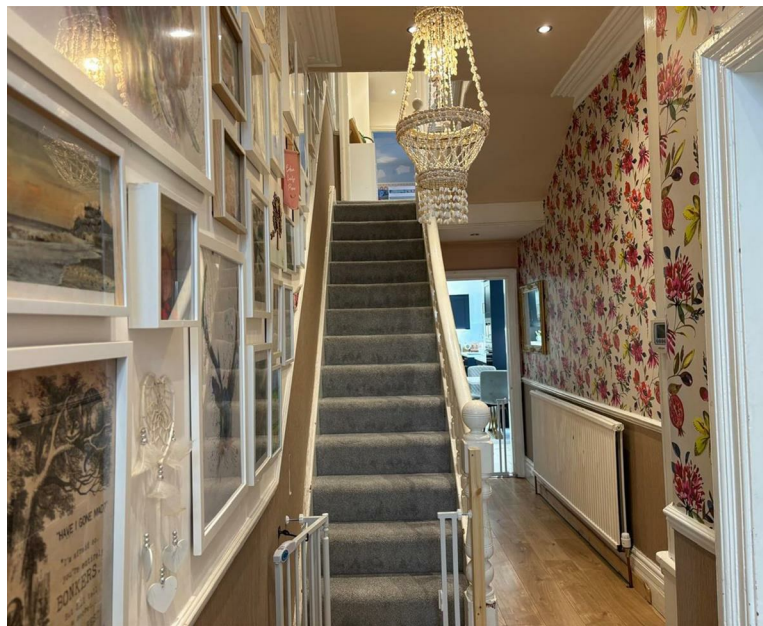
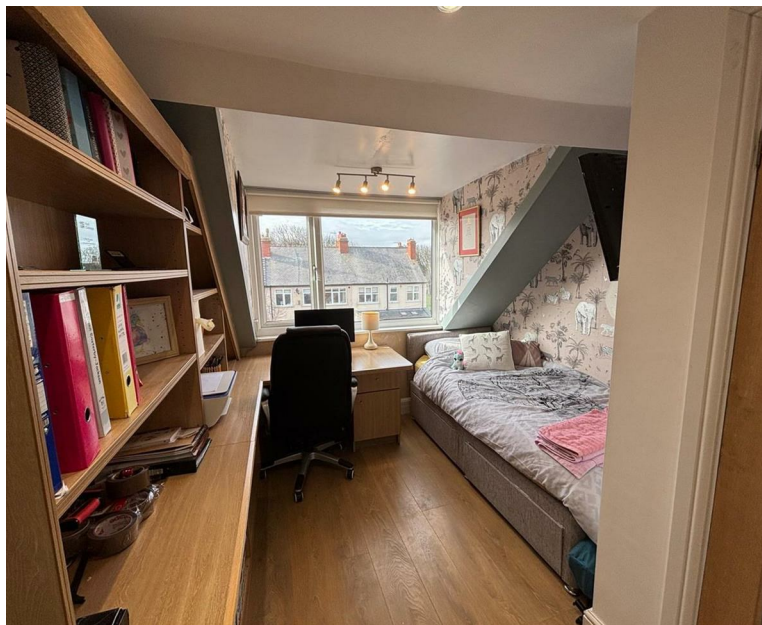
This spacious home boasts five generously sized bedrooms, providing ample space for family members or guests. The two reception rooms are perfect for entertaining or relaxing, allowing for a comfortable and inviting atmosphere. The property features a well-appointed family bathroom, two En-suites plus a Jack & Jill bathroom, ensuring convenience for all. The heart of the home is undoubtedly the fabulous kitchen, which is complemented by a practical utility room. This well-designed space is ideal for culinary enthusiasts and makes daily chores a breeze. Additionally, the property benefits from off-street parking, a valuable feature in this desirable area. Whether you are looking for a permanent residence or a holiday retreat, this home offers a perfect blend of comfort and location. With its proximity to the beach and local amenities, this property is a rare find in Hornsea. Don't miss the chance to make this lovely house your new home.

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

- Fantastic family home overlooking the sea
- Viewing highly recommended to truly appreciate this marvelous home
- Amazing kitchen oozing style with ample wall and base units
- Spacious utility room boasting many laundry features
- Two bedrooms complimented with en-suites
- Under floor heating in all bathrooms and en-suites, hive controlled heating
- Hornsea promenade on the doorstep
- Victorian home tenderly renovated whilst retaining the 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 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.



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		EU Directive 2002/91/EC	
		70	80

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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