

Phone: 01964 533343

Email: [info@hpsestateagents.co.uk](mailto:info@hpsestateagents.co.uk)

# HPS



ESTATE AGENTS



## Cliff Road Hornsea, HU18 1LL

Located on the charming Cliff Road in Hornsea, this spacious flat offers a delightful living experience spread over two generous floors. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space for guests or a home office.

The flat boasts a thoughtfully designed kitchen, ideal for culinary enthusiasts and social gatherings alike. Its stylish decor throughout adds a touch of elegance, making it a welcoming retreat after a long day.

Conveniently located, this property is just a stone's throw away from all local amenities, ensuring that shops, cafes, and recreational facilities are easily accessible. Whether you are looking to enjoy a leisurely stroll along the coast or indulge in the vibrant community life, this flat provides the perfect base for your lifestyle.

In summary, this beautifully presented flat on Cliff Road is a rare find, combining space, style, and convenience in one attractive package. Don't miss the opportunity to make this wonderful property your new home.

Must be seen to truly appreciate all it has to offer.

EPC rating-awating- Council Tax Band- A- Tenure- Leasehold

### £140,000

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### Entrance Hall

9'3" x 2'11" (2.83 x 0.90)

Wooden entrance door with glass feature. Carpeted flooring plus ornate cornices.

### Hall

13'8" x 2'10" (4.17 x 0.87)

Carpeted flooring with spindled staircase leading to the first floor.

### Kitchen

9'9" > 3'3", 160'9" x 10'1" > 5'0"

(2.99 > 1.49 x 3.08 > 1.54)

L-shaped kitchen complimented with stylish wall and base units. Built in electric oven and hob. Extractor hood plus part tiled walls. Ample work surfaces as well as sink and drainer boasting a mixer tap. Space for a washing machine.

### Living Room

13'0" x 10'3" (3.97 x 3.14)

Window to the front overlooking the church. Gas fire with hearth and mantel. Carpeted flooring adds warmth to this tastefully decorated room. French style double doors leading to the dining area.

### Dining Room

13'1" x 8'8" (4.00 x 2.66)

Window to the front aspect. Carpeted flooring plus wooden French doors leading to the living room and a door to the hall.

### Bathroom

7'8" x 5'5" (2.36 x 1.66)

Tiled walls with vinyl flooring, step in shower cubicle, Low level W.C and pedestal handwash basin. Heated towel rail also window to the side as well as an extractor fan.

### Bedroom 1

12'6" x 12'6" (3.83 x 3.83)

Fitted wardrobes and dressing

table are a feature of this light airy room with views of the park. Coved ceiling and laminate flooring adds elegance to this room.

### First Floor Landing

16'2" x 2'9" (4.94 x 0.86)

Landing leads to kitchen, bathroom, dining room, bedroom and 2nd floor. Boasts two airing cupboards creating ample storage space.

### 2nd Floor Landing

10'11" x 5'7" x 10'4" x 2'9" (3.33 x 1.71 x 3.16 x 0.86)

Carpeted flooring with spindled staircase leading to 2nd floor landing, Storage cupboards on the staircase leading to the 2nd floor .

### Bedroom 2

10'0" x 9'3" (3.07 x 2.84)

Velux window to the front aspect encased in the sloped ceiling. Carpeted flooring plus original fireplace is a feature of this room. Access to eaves storage.

### Bedroom 3

13'3" x 10'4" (4.05 x 3.16)

Velux window encased in the sloped ceiling to the front aspect. Original fireplace adds charm to this room.

### Bedroom 4

15'1" x 6'10" (4.61 x 2.09)

Velux window in the sloped ceiling with views of the park. carpeted flooring and access to the eaves storage.

### Leasehold

Leasehold. 969 years remaining

No service charge

No ground rent

All maintenance is the responsibility of the owner.

### About HPS Estate Agents

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, efficient 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.

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- Located in the heart of the town
- Spacious accommodation spread over two floors
- Plenty of storage space throughout the flat
- Five minute walk to the beach
- Views of the park from several rooms
- Spacious light airy rooms
- Close to the memorial gardens
- Stylish kitchen boasting many wall and base units
- 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			
<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		