



**Eastgate
Hornsea
HU18 1ND**

£575,000



An impressive five-bedroom detached family home in a highly sought-after residential location, just a short walk from the beach and close to local amenities.

This spacious property is arranged over three floors, offering flexible and well-planned accommodation for modern family living. The ground floor welcomes you with a large entrance hall, featuring a charming bay window with built-in seating that fills the space with natural light. The living areas are bright and versatile, ideal for both relaxing and entertaining.



The home includes five generously sized bedrooms, two of which benefit from en-suite shower rooms, alongside a family bathroom, providing ample facilities for a growing family or guests.

Outside, the property boasts a double garage and a south-facing garden with a large patio – a perfect space for outdoor dining, summer entertaining, or simply enjoying the sun.

An outstanding home combining character, space, and a fantastic location, offering everything a family could need close to the coast and town amenities.

EPC - D, Council tax band - F, Tenure - Freehold.

- Sought after location rarely available
- Amazing kitchen boasting an open plan breakfast room
- Beautifully kept gardens with a variation of areas and vast patio
- Viewing highly recommended to appreciate this magnificent home
- Stand alone beautiful detached house
- Utility room with fitted base units
- Minutes from the sea and promenade
- Many original features lovingly restored
- Five generous sized bedrooms two with en-suite
- Double brick garage plus ample parking to the front







Entrance Porch

1.16 x 1.04 (3'9" x 3'4")

Wooden door with leaded window plus wooden door leading to the entrance hall.

Entrance Hall

4.55 x 4.56 (14'11" x 14'11")



Window seat wrapped around the bay window boasting secondary glazing overlooking the front garden. Wooden flooring plus coved ceiling and picture rail. Stairs leading to the first floor. Electric fire complimented by the brick hearth and wooden surround. Doors to living room as well as the dining room.

Living Room

5.41 x 4.90 (17'8" x 16'0")



Beautiful, light room with curved wall plus two stained glass windows. Leaded windows and patio doors opening onto the rear garden and expanse patio area. Wooden flooring compliments this vast room. Open fire nestled in a marble surround and hearth Coved ceiling as well as dado rail adds splendor to this room.

Dining Room

5.04 x 4.55 (16'6" x 14'11")



Original Parquet flooring lovingly restored is one of the many features of this room. Leaded bay window plus a door leading into the rear garden. Built in corner dressers as well as picture rail, coved ceiling also a ceiling rose. Hearth and surround complimenting an electric fire. Door leading to kitchen and entrance hall.

Day Room

3.51 x 3.01 (11'6" x 9'10")



Accessed from the kitchen. Carpeted flooring with leaded window overlooking the front garden. Coved ceiling plus ceiling rose and a radiator.

Kitchen

4.51 x 4.28 (14'9" x 14'0")



Vast array of wall and base units creating a spacious well designed kitchen boasting an island plus marble work surface. Tiled flooring adds charm to this room along with the Rangemaster oven also an extractor hood. Ample work surfaces and space for an American style fridge freezer. Two leaded windows overlook the rear garden.

Breakfast Room

3.41 x 2.62 (11'2" x 8'7")

Open plan from the kitchen with leaded windows and door leading onto the rear patio. Door leading to utility room and hall to the study also cloakroom

Utility

4.60 x 1.60 (15'1" x 5'2")

Wall and base units complimented with work surfaces, sink and drainer plus mixer tap. Door leading to rear garden also door leading to the side of the house. Space for washing machine as well as a tumble dryer.

Hall To Ground Floor Bedroom/Study

1.15 x 1.64 (3'9" x 5'4")

Hall from breakfast room leading to study/bedroom and cloakroom.

Cloakroom

1.64 x 2.36 (5'4" x 7'8")



Vanity unit with hand wash basin plus base and wall units. Low level W.C as well as a heated towel rail.

Study/ Bedroom

4.26 x 4.23 (13'11" x 13'10")



Leaded window overlooking the front garden. Fitted shelves plus coved ceiling and dado rail. Carpeted flooring plus a radiator.

First Floor Landing

4.49 x 4.55 (14'8" x 14'11")



Spacious landing leading to bedrooms and second floor. Under stairs cupboard plus leaded window overlooking the front.

Master Bedroom

4.49 x 4.55 (14'8" x 14'11")



Fitted wardrobes compliment this room. Leaded window plus carpeted flooring. Coved ceiling also ceiling rose and picture rail add grandeur to this room.

Bedroom 2

4.06 x 3.13 (13'3" x 10'3")



Leaded window to the rear, coved ceiling and picture rail. Carpeted flooring plus a radiator.



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		67	74
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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