Phone: 01964 533343
Email: info@hpsestateagents.co.uk

HPS
ESTATE AGENTS

Hornsea Burton Road

Hornsea, HU18 1TP

Located on Hornsea Burton Road, this charming and spacious dormer bungalow offers a delightful blend of comfort and convenience, making it an ideal family home. With three well-proportioned bedrooms, including two double rooms complete with fitted wardrobes, this property provides ample space for relaxation and personalisation.
The layout features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, the ground floor offers the versatility of an office, study, or an extra bedroom, catering to your specific needs.
Outside, you will find beautifully maintained gardens that provide a serene outdoor space for leisure and enjoyment.
One of the standout features of this home is its proximity to the sea, allowing for leisurely strolls along the coast and the chance to embrace the refreshing seaside lifestyle. Furthermore, the property offers ample parking, making it convenient for residents and visitors alike.

This dormer bungalow is a rare find in a desirable location, combining spacious living with the charm of coastal life. It is a perfect opportunity for those seeking a welcoming home in Hornsea.

Must be viewed to truly appreciate all it has to offer

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

£250,000

Entrance Hall
10'5" x 3'9" (3.19 x 1.16)
L shaped entrance with double glazed door and window to side aspect. Doors leading to living room , cloakroom, and ground floor bedroom.

Cloakroom
6'8" x 2'10" (2.04 x 0.88)
Double glazed window to side aspect with low level W.C and handwash basin.

Office / Bedroom 3
9'11"x 7'10" (3.04x 2.41)
Double glazed window overlooking the front garden. Carpeted flooring and a radiator.

Hall
13'7" x 3'2" x 11'10" x 3'1" (4.15 x 0.98 x 3.62 x 0.95)
Carpeted flooring with spindled banister leading to the first floor. Doors leading to dining room and kitchen. Ample space under the open plan spindled staircase.

Lounge
10'8" x 17'10" (3.26m x 5.45)
Double glazed bay window overlooking front aspect. Gas fire nestled on a hearth. Carpeted flooring plus a radiator and coved ceiling.

Breakfast Kitchen
10'9" x 12'11" (3.28 x 3.94)
Fitted wall and base units complimented with work surfaces. Stainless steel sink plus drainer as well as a mixer tap. Boasts a double electric oven also a gas hob. Part tiled walls and vinyl flooring. Window looking into the conservatory plus a door leading into the conservatory.

Conservatory
10'0" x 9'8" (3.07 x 2.97)
Wooden built conservatory with double glazed windows. Sliding patio doors leading onto the patio area.

Dining Room
9'11" x 8'6" (3.03 x 2.61)
Patio doors overlooking the patio creating an al-fresco option allowing more space for entertaining. Coved ceiling plus carpeted flooring and a radiator.

First Floor Landing
7'4">6'8" x 6'0" (2.24>2.05 x 1.83)
Spindled banister complimented with carpeted staircase. Window to side aspect creating natural lighting. Airing cupboard housing the hot water tank. Access to loft space

Loft space
21'3" x 9'4" (6.48 x 2.86)
Boarded loft space with shelving and carpeted covering. Pull down steel loft ladders and lighting. Water tank housed in the loft.

Bedroom 1
10'9"x 12'5" (3.30x 3.80)
Fitted wardrobes adds ample storage space. Carpeted flooring and window to front aspect. Door leading to eave stroage housing the boiler also boasting lighting.

Bedroom 2
10'9" x 12'5" (3.30 x 3.80)
Window to rear with views overlooking the Trans Pennine trail. Fitted wardrobes and carpeted flooring.

Bedroom 4 / Study
9'3" x 5'10" (2.83 x 1.79)
Double glazed window overlooking the rear garden and the Trans Pennine Trail. Carpeted flooring and a radiator.

Bathroom
6'11" x 6'7" (2.11 x 2.02)
Panelled bath with shower over the bath. Tiled walls and carpeted flooring. Pull wall light plus shaver point. Low level W,C as well as a pedestal hand wash basin.

Front Garden
Drive creating parking for several cars. Shrubberry plus slate gravel for a low maintenance garden.

Garage
9'2" x 17'4" (2.80m x 5.30m)
Concrete built garage with up and over door plus window to side aspects. Boasts electric sockets as well as electric lighting.

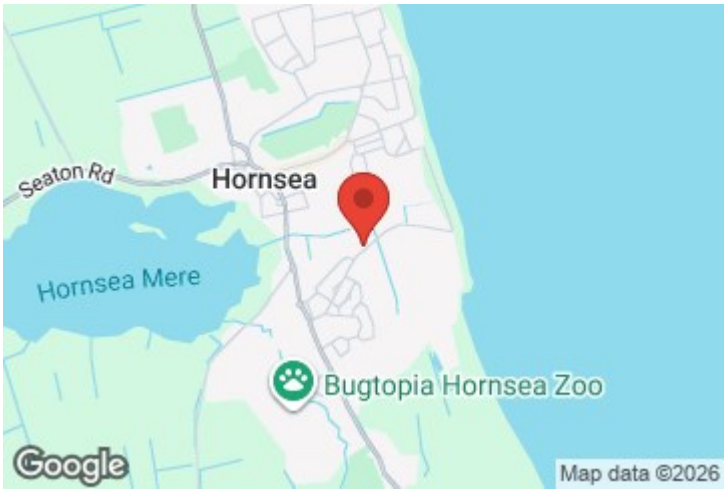
Rear Garden
Well maintained gareden boasting various areas to enjoy the peace and tranquility. Patio area with fenced boundary. Lawn nestled between the garage and shrubbed borders. Mature trees to the rear of the garden plus views of open space.

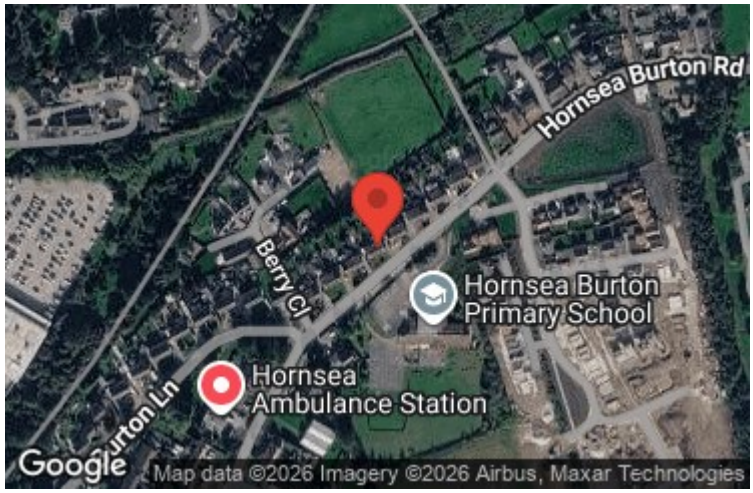
Disclaimer
Laser Tape Clause - Laser Tape Clause All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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.

About Us
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 and more personalised experience, give us a call —your next move starts here.

- !!!No onward chain!!
- Lovely established gardens inviting plenty of wildlife
- Shared driveway with parking for several cars
- Double glazing to all windows
- Spaciously proportioned dormer bungalow with adaptable 3/4 bedroomed design
- Close to a good range of local shops and award winning fish shop
- Close to walkway leading to Tesco and the town
- Single garage boasting electric lighting and sockets
- Short walk to the seafront and Transpenine Trail
- Viewing highly recommended for this delightful spacious dormer bungakow



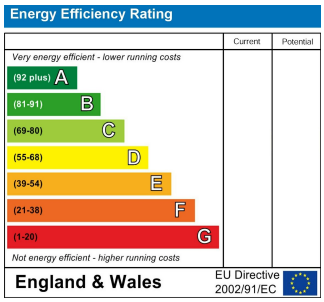


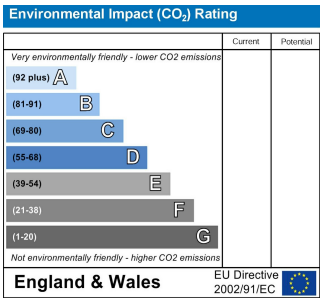
Floor Plan

TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

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.
Made with Metropix ©2026

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





2-4 Newbegin, Hornsea, East Riding of Yorkshire, HU18 1AG
t. 01964 533 343 | e. info@hpsestateagents.co.uk
www.hpsestateagents.co.uk