



Westgate Hornsea, HU18 1BP

Located in the sought after area of Westgate, Hornsea, this delightful bungalow offers a perfect blend of comfort and convenience. This property is ideal for those seeking a tranquil yet accessible living space.

The bungalow features a spacious reception room, providing a welcoming atmosphere for both relaxation and entertaining. Its secluded location ensures a peaceful retreat, while still being within walking distance to the vibrant town centre, where you can enjoy a variety of amenities, shops, and local attractions.

Situated in a sought-after area, this property presents an excellent opportunity for first-time buyers, downsizers, or those looking for a holiday home. The combination of a quiet setting and proximity to essential services makes this bungalow a rare find in Hornsea.

Whether you are looking to enjoy leisurely strolls along the nearby coastline or partake in the local community events, this home offers the perfect base for a fulfilling lifestyle. Do not miss the chance to make this lovely bungalow your own.

Viewing highly recommended.

EPC-Awaiting, Council tax band- B, Tenure- Freehold

£180,000

Kitchen diner

14'11" x 9'7" (4.56 x 2.94)

A splendid area with plenty of wall and base units creating ample work surface plus stainless steel sink and drainer boasting a mixer tap. Electric oven and gas hob as well as room for a washing machine. Part tiled walls compliment this room whilst tiled flooring adds style.

Living room

14'11" x 9'8" (4.56 x 2.95)

The fire with hearth and surround is a feature of this room plus carpeted flooring making a cosy room to relax. Patio doors lead into the conservatory. Window to the rear.

Conservatory

8'0" x 6'11" (2.46 x 2.13)

Overlooking the patio area and garden this room is a delightful area to chill. It boasts windows to the side and front creating a light airy room to enjoy the views of the garden. Accessed from the living room or patio.

Hall

10'0" x 8'5" x 2'9" (3.05 x 2.57 x 0.86)

From the kitchen wander through the hall to the wetroom and bedrooms. Boasts an airing cupboard plus area for hanging coats.

bedroom 1

13'10" x 9'2" (4.23 x 2.81)

Good sized bedroom with windows to the front and rear creating a light airy room.

Carpeted flooring, radiator, plus a television point all compliment this room.

Bedroom 2

9'2" x 4'11" (2.80 x 1.50)

A cosy room with carpeted flooring and a window to the side.

Wet Room

Tiled walls and quarry tiled flooring with shower plus a window to the side.

Cloakroom

7'0" x 4'1" (2.14 x 1.26)

Separated from the wetroom for convenience, Boasts a low level W.C and pedestal hand wash basin plus tiled flooring.

Garden

Delightful area with lawn and shrubs plus a patio area. Fenced boundaries with enclosed parking space. Wrought iron gate leading to steps for access to the side and rear of the bungalow.

About Us

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Successfully selling both residential and commercial property locally, our job isn't done until you close the door on your new home. Why not give us a call and try for yourselves - you have nothing to lose and everything to gain

Disclaimer

Laser Tape Clause

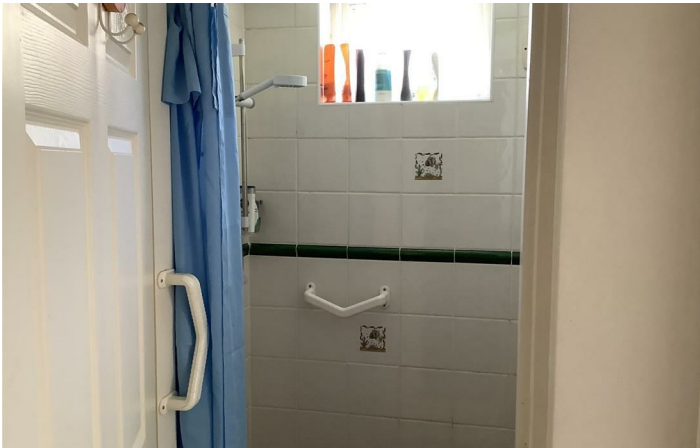
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Peaceful location in a secluded area
- Close to all the amenities Hornsea has to offer
- Bright airy bedroom oozing natural light
- Within walking distance to the town
- Good sized kitchen diner
- Viewing highly recommended
- True bungalow with parking
- Conservatory with views of the garden





Floor Plan

GROUND FLOOR
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 371 sq.ft. (34.4 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.
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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	

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	