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ESTATE AGENTS



## Cliff Road Hornsea, HU18 1JE

Situated in a sought-after location close to the seafront, local amenities and excellent transport links, this substantial five-bedroom semi-detached period home offers an exciting opportunity to create a stunning family residence.

Arranged over three floors, the property offers spacious and versatile accommodation including three reception rooms, a kitchen with adjoining utility room, five bedrooms, a family bathroom with separate WC.

Requiring modernisation throughout, it provides fantastic scope for a purchaser to update and personalise while retaining its character and charm.

Externally, the property benefits from off-street parking for two vehicles and an enclosed, low-maintenance rear garden.

An ideal purchase for those looking for a spacious family home in a prime coastal location with exceptional potential.

EPC- To follow Council Tax band- C Tenure- Freehold

**£240,000**

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#### Entrance Porch

2'5" x 3'9" (0.76 x 1.16)

Double-leaf entrance door facing to the front of the, tiled flooring and part tiled walls.

#### Entrance Hall

3'7" x 23'1" (1.11 x 7.04)

Exterior wooden door leading from the porch, carpeted flooring, radiator, and doors providing access to the living room, sitting room and dining room. A spindle staircase rises to the first-floor landing and understairs storage.

#### Living Room

13'9" x 13'0" (4.21 x 3.98)

Well-proportioned bay-fronted living room enjoying a large window to the front elevation, allowing plenty of natural light. Comprising a feature gas fire with surround, carpeted flooring, radiator, decorative coving to the ceiling, dado rail, and wall light points.

#### Sitting Room

11'10" x 10'6" (3.63 x 3.22)

Additional sitting room with a window overlooking the rear garden. Featuring a gas fire, laminate flooring, radiator, and decorative coving to the ceiling.

#### Dining Room

12'3" x 9'9" (3.75 x 2.99)

Spacious dining room with a window to the side elevation. Comprising wooden flooring, a feature gas fire, radiator, decorative coving to the ceiling and housing the gas boiler (approximately 8 years old). An archway opens into the kitchen, creating an ideal space for everyday family living and entertaining.

#### Kitchen

12'10" x 10'11" (3.92 x 3.34)

Fitted with a range of wall and base units, complementary work surfaces, sink unit with drainer and a gas oven with hob. Enjoying dual-aspect windows to the front and rear elevations, allowing for plenty of natural light. Finished with vinyl flooring and a door leading to the utility room. Offering an excellent opportunity for a purchaser to update and create their ideal kitchen.

#### Utility

13'6" x 10'11" (4.14 x 3.34)

Generously sized utility room with windows to the side and rear elevations, providing plenty of natural light. Fitted with a sink unit and drainer, with space and plumbing for a washing machine and additional space for a tumble dryer. Finished with concrete flooring and offering excellent potential to create additional storage. A rear door provides access to the garden.

#### First Floor Landing

12'0" x 6'0" (3.66 x 1.84)

Split-level first floor landing with carpeted flooring, radiator and a spindle balustrade. Access to the loft space, with doors leading to the bedrooms, bathroom and separate WC.

#### Master Bedroom

13'9" x 14'1" (4.20 x 4.30)

Generously proportioned featuring a beautiful floor to ceiling bay window together with an additional window to the front elevation, flooding the room with natural light. Benefiting from fitted wardrobes, carpeted flooring, radiator and TV point. This spacious room offers ample space and excellent potential to create a stylish master bedroom.

#### Bedroom 2

11'11" x 10'5" (3.64 x 3.20)

Double bedroom with a window overlooking the rear garden. Benefiting from laminate flooring, radiator and a useful built-in storage cupboard, offering a comfortable and practical guest or family bedroom.

#### Bedroom 3

10'9" x 7'10" (3.28 x 2.40)

Good-sized double bedroom with a window to the side elevation. Benefiting from carpeted flooring, radiator, decorative coving to the ceiling and part-panelled walls.

#### Bathroom

7'4" x 8'11" (2.24 x 2.72)

Fitted with a panelled bath, pedestal wash hand basin separate step-in shower, obscure glazed window to the side elevation and heated towel rail. Finished with part-tiled walls and flooring. The bathroom offers excellent scope for updating and modernisation to create a stylish family bathroom.

#### WC

7'4" x 2'11" (2.24 x 0.90)

Fitted with a low-level WC, radiator, obscure glazed window to the side elevation, offering excellent scope for modernisation. Separate from the bathroom.

#### Second Floor Landing

5'11" x 5'7" (1.82 x 1.71)

Carpeted landing with a spindle staircase, skylight allowing plenty of natural light and doors leading to Bedrooms Four and Five.

#### Bedroom 4

9'9" x 14'5" (2.99 x 4.41)

Double bedroom situated on the second floor, featuring a window to the front elevation allowing plenty of natural light. Benefiting from a fitted wardrobe, laminate flooring and radiator, creating a comfortable and practical bedroom.

#### Bedroom 5

7'11" x 9'7" (2.42 x 2.94)

Bright second-floor room featuring a window to the rear elevation with delightful distant sea views. Finished with carpeted flooring and a radiator, offering a versatile space ideal as a single bedroom, home office, or hobby room.

#### Front Garden

Low-maintenance block-paved frontage providing off-street parking for up to two vehicles.

#### Rear Garden

Enclosed and low-maintenance rear garden, predominantly laid with gravel and patio, providing an ideal space for outdoor seating and entertaining. Benefiting from a timber summer house, useful brick-built outbuilding, and gated rear access. Offering excellent potential for landscaping or further enhancement to suit individual tastes.

#### 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.

#### Disclaimer -

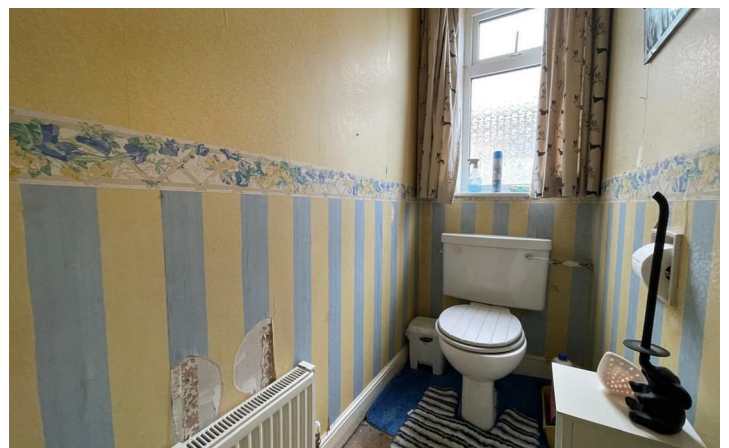
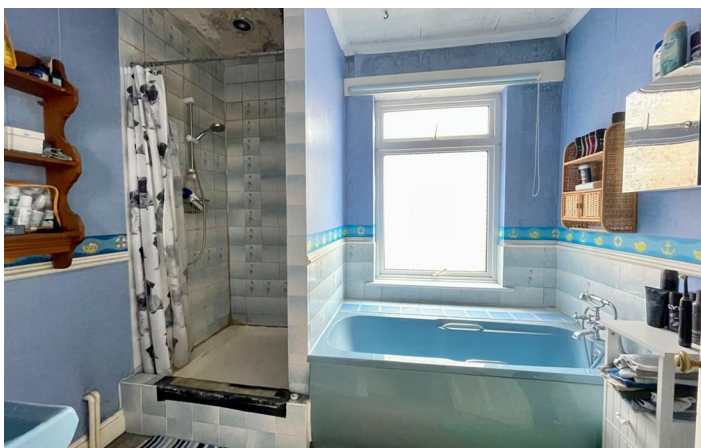
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#### Valuations

If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team works closely with you, providing support and guidance every step of your journey. Call to book your FREE Valuation on 01964 533343.

- Substantial five-bedroom semi-detached home
- Close to local amenities
- On local transport link
- Three spacious reception rooms
- Just a short stroll from the seafront and promenade
- Requires modernisation with fantastic potential
- Off-street parking for two vehicles
- Enclosed low-maintenance rear garden
- Early viewing is highly recommended to fully appreciate the size









Floor Plan



TOTAL FLOOR AREA: 1684 sq.ft. (156.4 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. The 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                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |