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HPS
ESTATE AGENTS

Newbegin,

Hornsea, HU18 1QP

*** No onward chain ***
This charming two-bedroom cottage offers plenty of potential for those looking to create a lovely coastal home. The ground floor comprises a living room, kitchen and bathroom, while the first floor offers two bedrooms, one of which benefits from a separate dressing room, providing useful additional space.

Ideally situated in a central location, the property is within easy reach of the seafront and a range of local amenities, including shops, cafés and restaurants. Its convenient position makes it well placed for enjoying everything the surrounding coastal area has to offer.

Offering huge potential to add value, this property presents an exciting opportunity for investors seeking a holiday let, buyers looking for a renovation project or those wishing to create their own seaside retreat. With its appealing cottage character, two-bedroom accommodation and desirable coastal location, it is a property with plenty of possibilities for the right buyer.

EPC: D - Council Tax Band: A - Tenure: Freehold

£100,000

Entrance Hall
10'2" x 2'5" (3.11 x 0.74)
Double glazed entrance door leading to staircase to first floor. Access to living room and kitchen.

Living Room
10'3" x 9'5" (3.14 x 2.89)
Double glazed window to front aspect, Carpeted flooring and a radiator. Built in cupboard.

Kitchen
10'6"> 6'2" x 9'7" alcove 3'11" x 1'9" (3.22> 1.88 x 2.94 alcove 1.21 x 0.54)
Fitted wall and base units with worksurfaces also a stainless steel sink, drainer plus mixer tap. Part tiled walls as well as vinyl flooring. Window to front aspect and a combi boiler. Alcove has plumbing for a washing machine and window overlooking the rear porch.

Hall
5'10" x 5'2" x 2'9" x 2'3" (1.80 x 1.60 x 0.86 x 0.70)
Vinyl flooring plus under stairs cupboard. Door to the bathroom and rear porch.

Rear Porch
4'5" x 3'8" >1'9" (1.36 x 1.12 >0.54)
Bare brick wall with vinyl flooring. Double glazed door and window leading onto rear yard.

Bathroom
5'8" x 5'4" (1.75 x 1.63)
Paneled bath with part tiled walls plus shower over the bath. Pedestal hand wash basin and low level W.C. Window to rear aspect.

Bedroom1
10'2" x 9'8" (3.11 x 2.95)
Window to front aspect and a radiator. Door to dressing room.

Bedroom 2
10'3" x 8'2" (3.13 x 2.50)
Window to front aspect. Two built in cupboards creating plenty of storage. Loft access

Dressing Room
9'10" x 7'9" >3'0" (3.00 x 2.37 >0.92)
Window to side aspect and a radiator.

First Floor Landing
6'11" x 2'10" (2.11 x 0.87)
Window to rear aspect, doors to bedrooms and stairsto ground floor.

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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- No onward chain
- Low maintenance courtyard
- Close to local transport links
- Ideally located close to the seafront
- Convenient access to shops, cafés and restaurants
- Ideal for holidaymakers, first-time buyers or investors
- Charming two-bedroom cottage
- Fantastic opportunity to create a coastal retreat
- Ground floor bathroom

Floor Plan

GROUND FLOOR
312 sq.ft. (29.0 sq.m.) approx.

1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.

TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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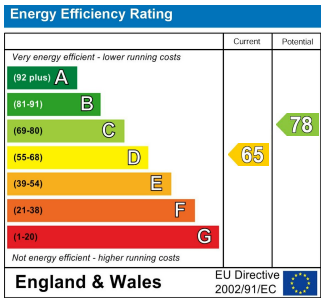

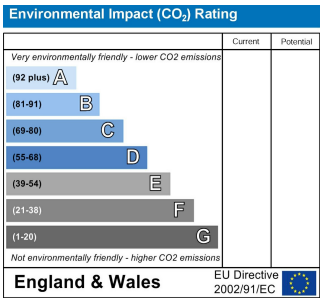

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