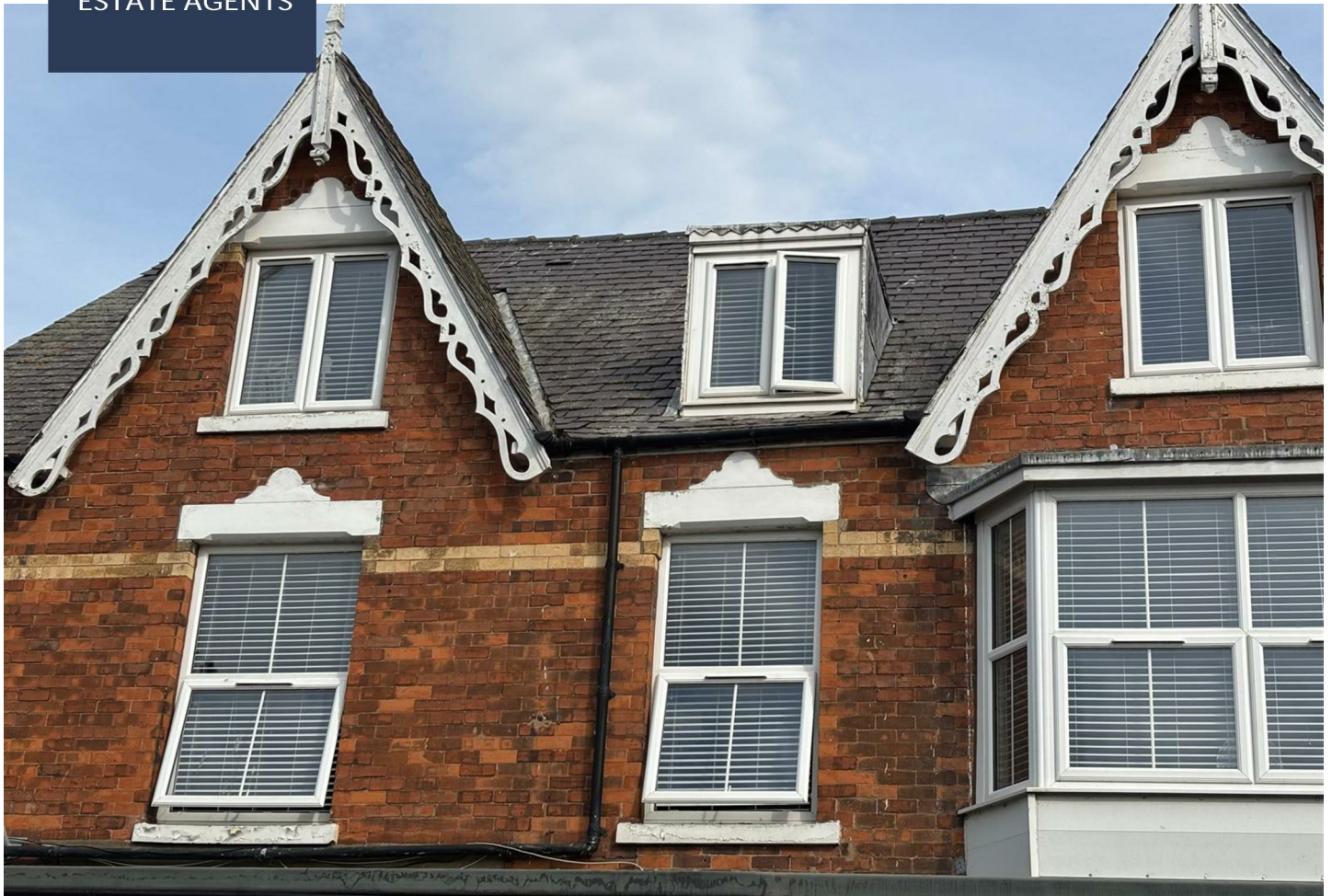


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ESTATE AGENTS



Newbegin Hornsea, HU18 1PA

Welcome to this splendid flat located in the heart of Newbegin, Hornsea. This impressive first-floor flat, which spans two levels, offers a generous living space that is perfect for families or those who enjoy entertaining. With five spacious double bedrooms, there is ample room for everyone to relax and unwind.

The property boasts three well-appointed reception rooms, providing versatile spaces that can be tailored to your needs, whether it be relaxing in a cosy lounge, a formal dining area, or a study. The two bathrooms ensure convenience for all residents and guests alike.

Situated in a fantastic location, this home is just a stone's throw away from the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the proximity to the sea allows for delightful coastal walks and the chance to enjoy the beautiful beach that Hornsea is renowned for.

This property presents a unique opportunity to acquire a spacious and well-located home in a charming seaside town. With its combination of comfort, style, and convenience, this flat is sure to appeal to a wide range of buyers. Do not miss the chance to make this wonderful property your own.

EPC- Awaiting Council Tax Band- Tenure- Leasehold

£250,000

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Entrance Hall
13'1" x 12'9" (4.01 x 3.91)
Wooden door leading to entrance hall. Laminated stairs to the first floor and shelving.

Hall
35'4"x 5'7" (10.78x 1.71)
Spacious, tastefully decorated hall leading to sitting rooms, kitchen, family bathroom, bedroom, and dressing room. Spindled carpeted stairs leading to the 2nd floor. Paneled walls and a radiator.

Sitting Room
Cosy room for relaxing boasting laminate flooring. A feature of this room is hearth and surround. Double glazed window to the rear creating a room oozing natural light.

Dressing Room
7'3" x12'5" (2.23 x3.81)
Window overlooking Newbegin. Ample storage space for all the family. Radiator and laminate floor.

Bedroom 1
12'11"x 13'1" (3.94x 4.00)
Fitted, mirrored wardrobes add style to this tastefully decorated room. Double glazed window to the front. Carpeted flooring and LED lights add sophistication to this room.

Living Room/ Games Room
13'3" x 10'10" (4.05 x 3.31)
Carpeted flooring with double glazed window overlooking the rear.

Lounge
18'5" x12'11" (5.63 x3.94)
Chimney breast encases the multi fuel stove, one of the many features of this sprawling room. Bay window plus separate window ensuring a bright airy room. Radiator enveloped by a radiator covering. Wooden flooring and LED lighting compliment this room. Glass paned door leading to the hall.

Kitchen/Diner
12'7" x13'5" (3.86 x4.09)
Well equipped kitchen with ample base units providing plenty of work surface. Pantry for all culinary needs and built in cupboard adds to the storage. Part tiled walls plus an extractor hood. Electric hob, electric oven and dishwasher. Plenty of room for family sized dining table. Door leading to the utility.

Utility
6'6" x 5'7" (2.00 x 1.72)
Windows to side and rear overlooking decked plus artificial grassed balcony. Space for a washing machine and tumble dryer. Work surface for laundry needs.

Family Bathroom
Bright practical family bathroom with paneled bath, low level W.C and pedestal hand wash basin. Shower over the bath plus heated towel rail. Laminate flooring adds the finishing touches to this room.

2nd Floor Landing
24'9" x 5'5" (7.55 x 1.67)
Spindled banister and carpeted flooring leading to the 2nd floor. Sky light adding natural light to this area. Paneled walls add elegance to this area.

Bedroom 2
18'3" x 10'5" (5.58 x 3.18)
Carpeted flooring with Velux window as well as a window to the rear, creating an alcove plus sloped ceiling. Good sized bedroom also ample floor space.

Bedroom 3
12'1" x 10'2" (3.69 x 3.12)
Velux window encased in the sloped ceiling to the rear, oozing natural light into this room. Carpeted flooring plus a radiator.

2nd Floor Bathroom
16'2" x 6'6">3'9" (4.93m x 1.98m,>1.14m)
Classy bathroom with bath built into the tiled surround giving a feeling of a sunken bath. Velux window nestled in the sloped ceiling. Wet room style shower complimented by tiled walls and shower tray. Low level W.C as well as a pedestal handwash basin also a heated towel rail.

Bedroom 4
19'7" x 8'7" (5.98 x 2.64)
Carpeted flooring with LED lighting and a sloped ceiling with window to the front making an alcove providing extra space in this vast double bedroom.

Bedroom 5
19'8" x 10'7"<12'10" (6.00 x 3.24<3.92)
Sloped ceiling boasting LED lighting as well as a Velux window embedded in the ceiling. Double glazed window to the front. Two alcoves creating extra space in this well designed room.

Rear Balcony
Decked flooring with walled boundary plus screening for privacy, Gate leads to a fenced balcony boasting artificial grass. Gated steps leading down to Hall Garth Park.

Leashold
Leasehold:

Service charge: £698.68 Annually

Ground rent: TBC

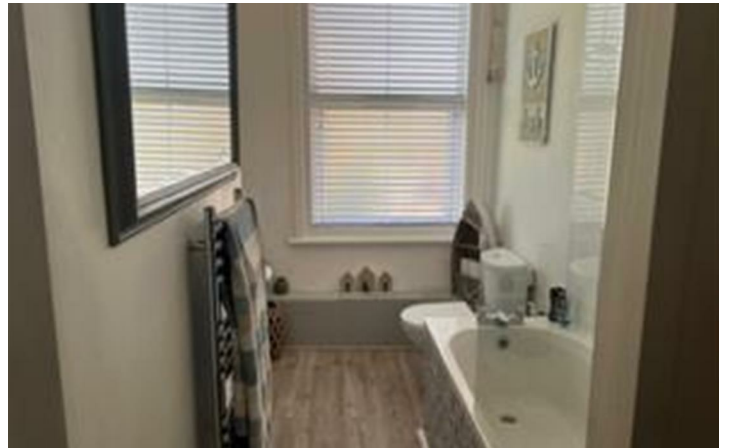
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Disclaimer
Laser Tape Clause - Laser Tape Clause
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Valuations
If you are considering selling your home, our valuer would be delighted to meet with you to discuss your requirements. Our dedicated team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

- Truly amazing 5 bedroomed flat in the town centre
- Two generous sized bathrooms
- Must be viewed to truly appreciate how much room this flat has
- Tastefully decorated key ready property
- Sought after location rarely available
- Spacious kitchen diner with ample storage
- Spread over two floors this property creates a fantastic family home
- Boasts three reception rooms
- Minutes from the sea and Memorial Gardens
- All new double glazing

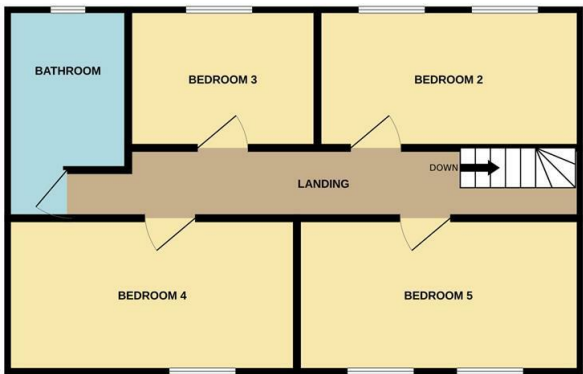




Floor Plan

FIRST FLOOR

1ST FLOOR



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