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**HPS**  
ESTATE AGENTS



## Southgate Hornsea, HU18 1AL

Well-Presented 2 Bedroom Mid-Terrace Town House

Situated in a prime location of Hornsea, this attractive two-bedroom mid-terrace townhouse offers well-balanced accommodation ideal for first-time buyers, small families, or investors. The property features a spacious and comfortable living area, a fully fitted kitchen, and two generously sized bedrooms. The master bedroom benefits from its own en-suite shower room, while a contemporary family bathroom serves the remainder of the home.

Externally, the property enjoys a low-maintenance private courtyard, perfect for outdoor seating and entertaining, along with the added advantage of a detached garage providing secure parking or additional storage.

A fantastic opportunity to acquire a practical home in a popular residential area close to local amenities and the seafront. Early viewing is highly recommended.

EPC- C, Council tax band- A, Tenure- Freehold

**Offers Over £154,950**

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#### Entrance Hall

15'3" x 2'11" (4.67 x 0.89)

Wooden entrance door with window above creating a naturally lit hall. Built in cupboard plus laminate flooring. Doors leading to living room and kitchen.

#### Living Room

11'10" x 11'9" (3.63 x 3.59)

Surround with York stone bricks and paving hearth. French double glazed window to the front oozes light into this quaint room. carpeted flooring plus a radiator.

#### Kitchen/ Diner

16'1" x 10'7">13'6" (4.91 x 3.23>4.14)

Spacious kitchen diner with ample work surfaces. Fitted wall and base units boasting integral electric double oven and induction electric hob plus extractor hood. Built in fridge. Patio doors leading to decked area. Space for dishwasher. laminate flooring adds style to this spacious room. Steps leading to the first floor from the dining area.

#### Utility

6'9" x 5'2" (2.08 x 1.58)

Work surface with unit below. Space for washing machine and tumble dryer. laminate flooring plus window to the side. Door leading to bathroom.

#### Bathroom

7'8" x 6'9" (2.36 x 2.07)

Ground floor bathroom with panelled bath plus shower over the bath. Pedestal hand wash basin also low level W.C Tiled walls as well as vinyl flooring. Windows to the side.

#### First Floor

10'2" x 2'11" (3.12 x 0.91)

Carpeted stairs leading to the first floor bedrooms. Window overlooking the rear garden.

#### Bedroom 1

13'9" x 12'1" (4.20 x 3.70)

Window to the front of the property, built in wardrobe plus carpeted flooring. radiator and door to en-suite.

#### En-suite

7'6" x 5'1" (2.30 x 1.56)

Stylish LED down lights complimented with shower boarded step in shower. tiled walls with laminate flooring low level W.C

#### Bedroom 2

12'2" x 9'7" (3.73 x 2.94)

Window facing to the rear of the property, carpeted flooring and radiator.

#### Rear Garden

Mainly gravelled with paved patio and decking area to enjoy the evening sun. Fenced and cobble stone wall boundaries.

#### Garage

Detached brick built garage with up and over door with additional side door entrance.

#### 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.

#### 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.

#### 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.

• \*\*\* No chain \*\*\*

• Investment opportunity

• En-suite

• Private courtyard

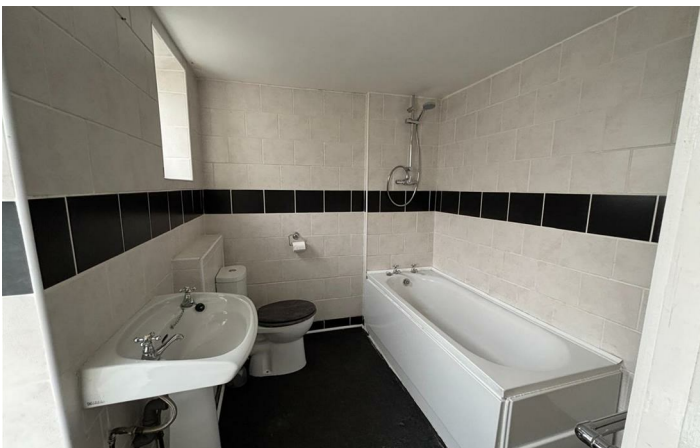
• Close to all amenities

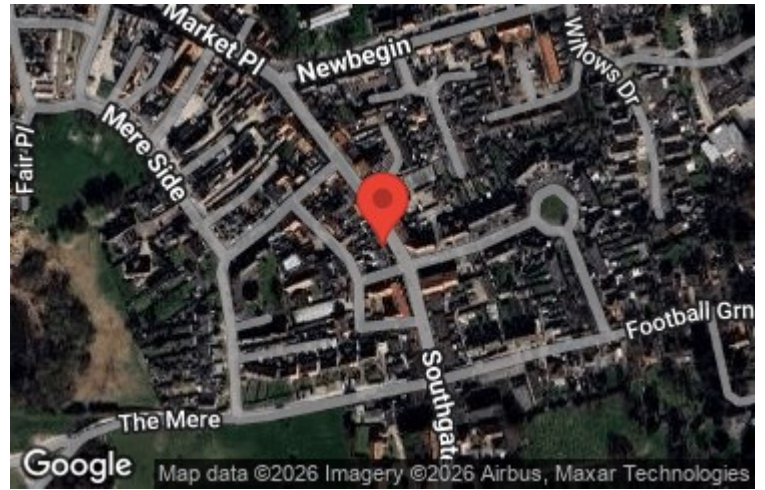
• Short walk to the sea front

• Terraced town house

• On local transport link

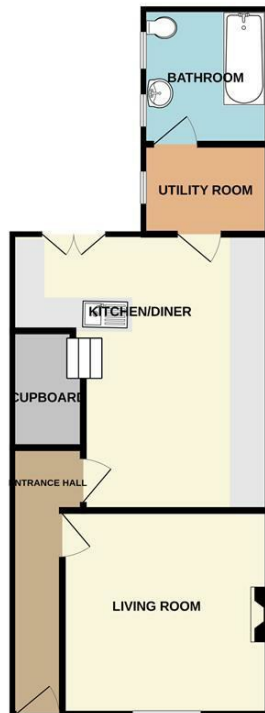
• Garage for one car



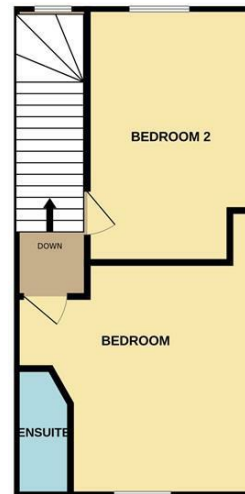


## Floor Plan

GROUND FLOOR  
629 sq. ft. (58.4 sq.m.) approx.



1ST FLOOR  
351 sq. ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 980 sq. ft. (91.0 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 misstatement. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		