

## Broadway Hornsea, HU18 1PZ

\*\*Photographs to follow\*\*

This is a beautiful 3 bedroom, 2 bathroom townhouse. Situated in the popular and attractive seaside town of Hornsea, the property has the benefit of stunning sea views. To the ground floor you will find a spacious integral garage, dayroom which has the potential to be used as a third bedroom, WC and utility room.

The first floor features the master bedroom with en suite, a second bedroom, and a family bathroom.

The second floor comprises of a gorgeous open plan kitchen and lounge area. The front and rear both have the benefit of balconies, with striking sea views to the front.

We don't expect these properties to be around for long! To register your interest today, contact HPS on 01964 533343 or email us info@hpsestateagents.co.uk.

Current EPC Rating: TBC  
Current Council Tax Band: TBC  
This property is: Freehold

## Offers Over £300,000

### Entrance Hall

With stairs to the first floor

### Dayroom/ Bedroom Three

An attractive dayroom with potential to be used as a third bedroom.

### WC

A convenient downstairs WC

### Utility Room

Convenient utility room for performing day-to-day tasks.

### Integral Garage

Spacious garage with admission to the house through an integral door.

### Landing

The landing area features doors that lead to the master bedroom, bedroom two and family bathroom.

### Family Bathroom

### Master Bedroom

An excellent sized double bedroom

### En Suite

### Bedroom Two

A good sized double bedroom

### Open Plan Kitchen Lounge

A stunning open plan kitchen and lounge area, with striking sea views to the front.

### About Us

Now well established, our sales team at HPS Estate Agents are passionate about property and are dedicated to bringing you the best customer service we can.

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 - 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 thinking about selling your home our valuer would be delighted to meet to discuss

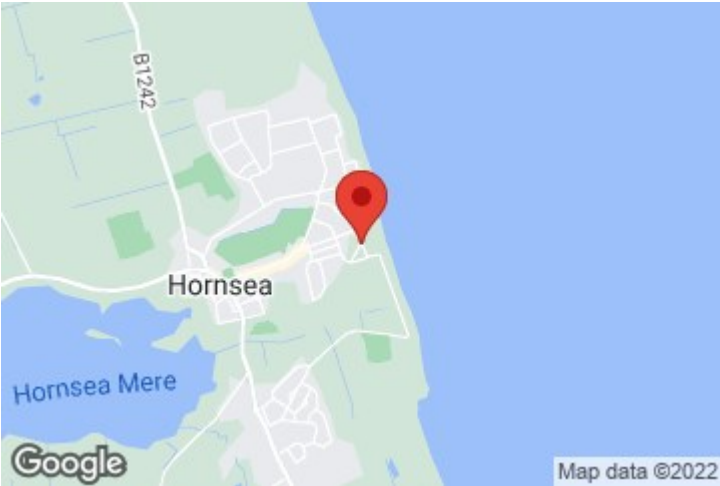
your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

- Charming Sea Views
- En Suite to Master
- Seaside Location

- Spacious Bedrooms
- Balconies to the Front and Rear

- Open Plan Kitchen and Living Area
- Integral Garage





Floor Plan

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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		
England & Wales		EU Directive 2002/91/EC

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		
England & Wales		EU Directive 2002/91/EC