

Phone: 01964 533343

Email: info@hpsestateagents.co.uk

**HPS**  
ESTATE AGENTS



## Marine Drive Hornsea, HU18 1NJ

\*\*\*A Rare Coastal Gem with Panoramic Sea Views\*\*\*

Perfectly positioned on the seafront in the picturesque town of Hornsea, this exquisite two-bedroom apartment offers a rare opportunity to indulge in the finest aspects of coastal living. Blending elegance, comfort, and uninterrupted sea views, this residence is an exceptional choice for those seeking a serene seaside sanctuary or a sophisticated holiday escape. One of the standout features of this home is the stunning views from both the kitchen and the sun room, where you can enjoy the beauty of the sea right from your own space. The sun room, in particular, offers a tranquil spot to unwind while basking in natural light and the gentle sounds of the waves. The property also includes a balcony that overlooks the sea, providing an idyllic setting for morning coffees or evening sunsets. With allocated parking, convenience is at your fingertips, ensuring that you can easily come and go as you please. Ample space throughout the apartment allows for comfortable living, making it a perfect sanctuary by the coast. Whether you are looking to make this your permanent residence or a holiday getaway, The apartment is a splendid choice for those who appreciate the beauty of coastal living. Don't miss the chance to experience the charm and allure of this remarkable property.

EPC- C, Council Tax-B, Tenure- Leasehold

**£175,000**

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#### Entrance Porch

6'6" x 3'8" (2.00 x 1.14)

Situated on the third floor of the apartments. Consists of a wooden front door with telephone system for the communal entrance door. Window to the side and carpeted flooring.

#### Hall

6'9" x 3'4" x 9'4"x 2'8" (2.08 x 1.02 x 2.85x 0.82)

L shaped carpeted hall leading to living room, bedrooms, kitchen and bathroom with airing cupboard.

#### Living room

13'1" x 12'1" (3.99 x 3.70)

Wonderful views with patio doors leading to the sun room. A feature is the electric fire with hearth and fire surround. Carpeted flooring and coved ceilings make this a cosy room to relax.

#### Sun Room

10'3"x 6'1" (3.14x 1.87)

Spectacular views of the sea and coastline of Hornsea and beyond. Windows to the front and side create plenty of natural light to embrace the sights. Tiled flooring plus a door leading to the balcony.

#### Balcony

Balcony with a brick wall and rubber flooring making an fantastic area to breathe in the fresh air of the coast. Space for table and chairs to enjoy views of the promenade.

#### Kitchen

12'3" x 8'11" (3.74 x 2.72)

Plenty of wall and base units with ample work surfaces plus sink with drainer as well as a mixer tap. The window is situated looking out to sea. It has spaces for a dishwasher, cooker, and washing machine Part tiled walls and vinyl flooring compliment this room.

#### Master bedroom

12'2" x 9'0" (3.72 x 2.75)

Fitted wardrobes add elegance to this room with carpeted flooring plus

a radiator. It boasts a window to the rear

#### Bedroom 2

8'11" x 6'9" (2.73 x 2.08)

Perfect as a guestroom with carpeted flooring and window to the rear.

#### Bathroom

Good sized bathroom with panelled bath boasting a shower over the bath as well as an extractor fan. Complimented by a pedestal wash hand basin plus low level W.C Tiled flooring adds charm to this room. Benefits from an airing cupboard plus an open recess under the airing cupboard creating ample space.

#### garage

Apartment has a garage with designated parking space in front of the garage in the communal parking area.

#### Leasehold

Leasehold term 999 years 994 years left

Subject to a service charge paid monthly £150.00

#### 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.

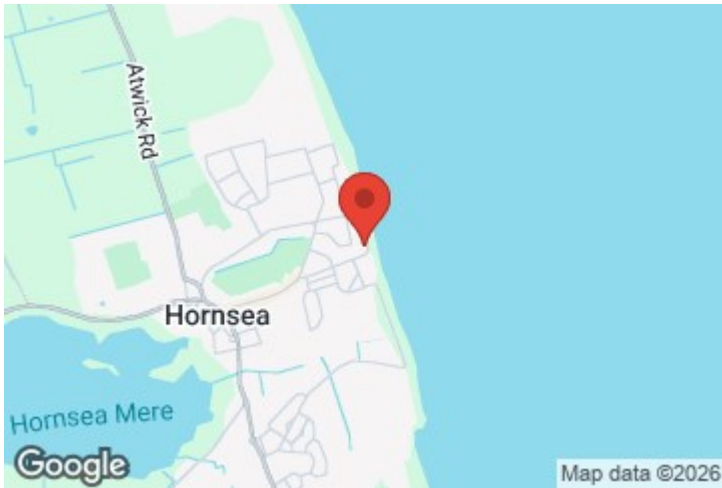
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#### Valuations

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

- Breath taking views of the Yorkshire coastline
- Spectacular views from the kitchen and sun room
- Close to all amenities
- Must be viewed to truly appreciate all it has to offer
- Located on the promenade of Hornsea
- Garage with allocated parking space
- Master bedroom with fitted wardrobes
- Boasts a balcony to enjoy the morning sunrise
- Stone throwaway from the beach
- Pets allowed





## Floor Plan

### GROUND 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) <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>		77	77
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		