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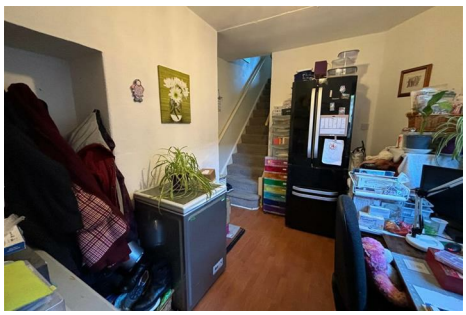

Cliff Road

Hornsea, HU18 1LN

Nestled in the heart of Hornsea, this charming maisonette on Cliff Road offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking a peaceful retreat close to the coast.
The spacious reception room provides a welcoming atmosphere, ideal for relaxation or entertaining guests.
One of the standout features of this property is its low maintenance garden and courtyard, providing a lovely outdoor space to enjoy the fresh air without the burden of extensive upkeep.
Situated within walking distance to the beach, residents can easily indulge in the beauty of the coastline, making it a perfect spot for seaside strolls or enjoying the sun. Additionally, the central location means that all local amenities are just a stone's throw away, offering convenience for shopping, dining, and leisure activities.

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Auction Guide £100,000

Kitchen
8'2" x 8'1" (2.49 x 2.47)
Fitted wall and base units with work surfaces, complimented by a stainless steel sink as well as a mixer tap. Wooden door leading to the garden. Vinyl flooring plus window overlooking the garden.

Dining/ Craft Room
11'2" x 9'7" (3.42 x 2.93)
Laminate flooring with window overlooking passage entrance. stairs leading to the first floor.

Living Room
16'8" x 11'10" (5.10 x 3.63)
Spacious, light airy room boasting two windows overlooking Cliff Road. The electric fire with hearth and surround are a focal point of this lovely carpeted room.

Landing
22'11"x 4'6" (6.99x 1.39)
Generous sized landing, leading to the bedrooms, plus bathroom. carpeted flooring as well as access to the loft.

Bedroom 1
10'9" x 10'0" (3.30 x 3.05)
Window overlooking the side garden, carpeted flooring and radiator, a good sized room.

Bedroom 2
8'2" x 8'2" (2.49 x 2.49)
Window overlooking the rear garden, carpeted flooring plus television point and radiator.

Bathroom
8'0" x 5'2" (2.44 x 1.60)
White 3 piece suite comprising of a pedestal hand wash basin, low level toilet and paneled bath complimented by with an over the bath shower. Part tiled walls plus vinyl flooring add style to this room.

Rear Garden
Delightful, secluded, ornamental garden with raised beds and seating area, complimented with mature rockeries. Gated passageway leads to the courtyard area and garden offering complete privacy.

About Us
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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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Auctioneers Comments
This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of 5% of the purchase price including VAT and a Legal Pack fee of £396 including VAT. This secures the transaction and takes the property off the market.

The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

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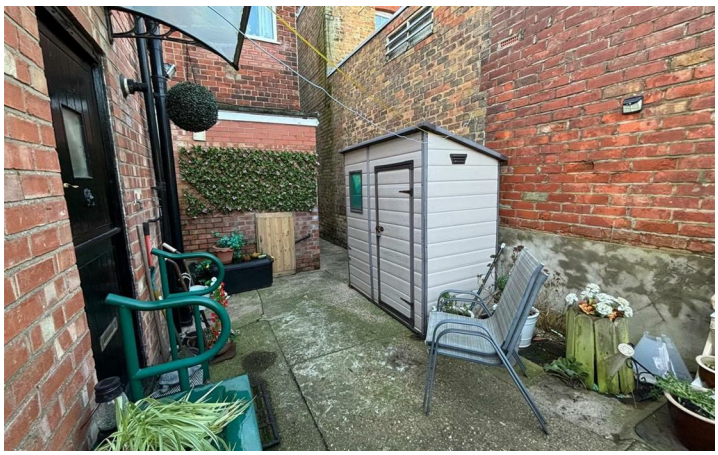
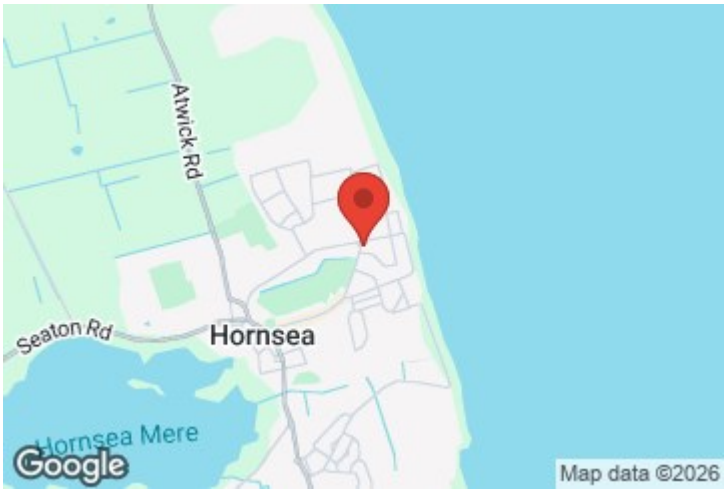
The information above has been provided by the vendor, agent and GOTO Group and may not be accurate. Please refer to the property's Legal Pack. (You can download this once you have registered your interest against the property). This pack provides material information which will help you make an informed decision before proceeding. It may not yet include everything you need to know so please make sure you do your own due diligence as well

- Excellent location close to the sea
- Peaceful, secluded garden, cottage style, low maintenance
- Viewing highly recommended
- Spacious light, airy living room
- Within walking distance to all amenties
- Good sized bedrooms
- Dining/craft room, ideal for hobbies or home working





Floor Plan

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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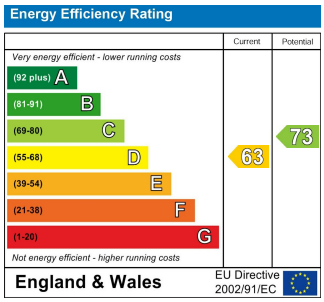

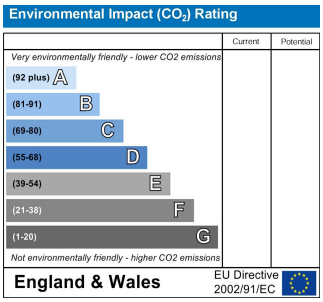

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