



Cobble Cottage Eastgate, Hornsea, HU18 1DP
£189.995



Our House are delighted to offer to the market this charming cottage located in the heart of Hornsea, specifically in the desirable Eastgate area. This delightful property boasts three cosy bedrooms, perfect for a small family or those looking for a peaceful retreat.

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing after a long day. The cottage features a well-maintained bathroom, ensuring your comfort and convenience.

Situated in the centre of Hornsea, you'll have easy access to all the amenities this lovely town has to offer. Whether you fancy a leisurely stroll along the beach, a visit to the local shops, or a meal at one of the charming cafes, everything is just a stone's throw away.

This cottage is currently operating as a successful holiday let 10 months of the year. The year 2023-2024 made a turnover of £15,700.

Don't miss the opportunity to make this house your home. With its quaint charm and prime location, this property is sure to capture your heart.

Contact us today to arrange a viewing and experience the warmth and comfort this cottage has to offer.

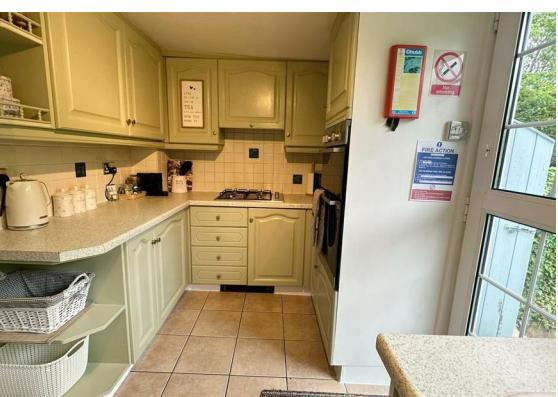
EPC-Awaited
Council Tax- N/A
Tenure- Freehold

Inner Hall

Staircase to first floor, under stairs cupboard, radiator, carpeted.

Through Lounge Diner

24'9" x 13'0" (7.55 x 3.97)
Window to front and side of property, fireplace with gas fire, three radiators, beamed ceiling, front door.





Kitchen

12'7" x 6'11" (3.86 x 2.11)

Window to rear of property, fitted wall and base units, work surfaces, composite bowl sink with single drainer, gas hob, built in electric double oven, part tiled walls, tiled flooring, extractor fan, radiator, space and plumbing for washing machine, space for fridge freezer.

First Floor Landing

Heated towel rail

Master Bedroom

12'3" x 8'9" (3.74 x 2.67)

Window to rear of property, built in wardrobes and dressing table, radiator, loft access, carpet.



Bedroom 2

6'8" x 5'10" (2.04 x 1.78)

Window to front of property, radiator, carpeted, built in storage

Bedroom 3

6'0" x 5'6" (1.83 x 1.69)

Window to front of property, radiator, carpet, beamed ceiling.

Shower Room

5'0" x 4'8" (1.54 x 1.43)

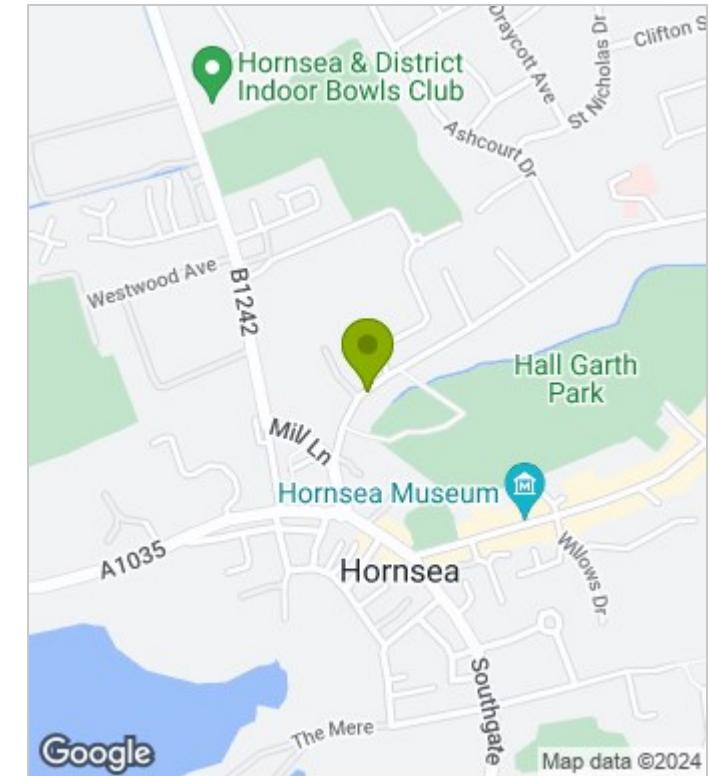
W.C, pedestal wash hand basin, step in shower, heated towel rail, tiled flooring, extractor fan, shower cladding to walls.



Rear Garden

Paved, fenced boundaries, planted borders, garden shed, off street parking to side of garden.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Our House Estate Agents

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