



Apartment 3, The Penthouse 1 Wilton Road,
Hornsea, HU18 1QU

 2  1  1  D

****LAST ONE REMAINING!! ****

**** NEWLY RENOVATED APARTMENT WITH A HIGH QUALITY FINISH ****

Set within an elegant period building in a well regarded location, this impeccably renovated two-bedroom apartment offers refined living with sea views. Meticulously finished to an exceptional standard, the property combines timeless architectural character externally with contemporary sophistication internally.

The spacious open-plan living area has been thoughtfully designed to maximise light, flow, and space, featuring a bespoke high-specification kitchen and premium finishes throughout. Both bedrooms are beautifully appointed, offering stylish comfort and a serene retreat.

While the apartment does not include outside space, its enviable position—just a short stroll from the seafront and vibrant town centre—places the very best of coastal living within easy reach.

Hornsea's popularity as a holiday destination also makes this property a compelling investment opportunity. The vendor (who operates several successful holiday lets locally) has provided estimated income figures that are available to view through the agents.

EPC - D

Council Tax - A

Tenure - Leasehold

Entrance Hall

Entrance door, carpeted, stairs leading to living/kitchen.

Open Plan Living/Kitchen

Dormer window to front of property with views out to the sea and a window seat, two Velux windows to the front of the property and window to the rear of the property allowing natural light to flood in and fill this stunning space! The kitchen has been beautifully finished with high quality fitted base units, work surfaces, one and a half bowl sink and single drainer, built in double oven and hob, integrated under counter fridge and freezer, integrated washing machine and dishwasher, extractor fan. Laminate flooring, electric radiator and spotlights complete the room.

Master Bedroom

10'0" x 8'5" (3.07 x 2.58)

Window to rear of property, electric radiator, carpeted.





Bedroom 2

8'7" x 8'7" (max) (2.63 x 2.63 (max))

Window to the rear of property, electric radiator and carpeted.

Bathroom

6'11" x 6'9" (2.13 x 2.06)

W.C, hand wash basin with vanity unit, panelled bath with shower over, beautifully tiled walls, vinyl flooring, extractor fan, heated towel rail.

Leasehold Information

The leaseholder will be a company set up by the existing owner of the building (e.g Migma Properties Hornsea Ltd). The company will hold three shares, the owner of each apartment will be allocated 1 share, giving each apartment owner equal shares in the company, this will be carried out via each parties solicitors at the point of purchase.

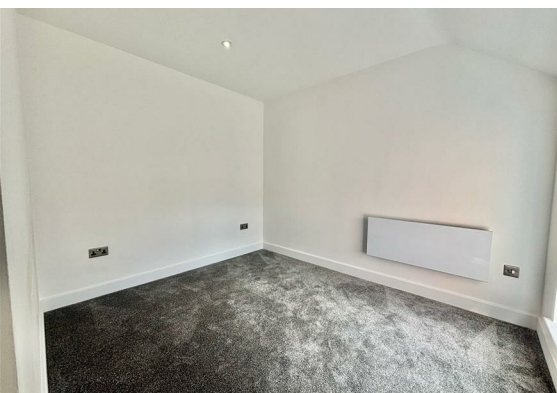
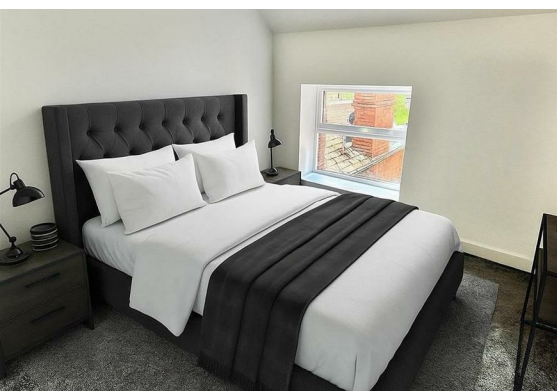
As part of the leasehold arrangement, individual apartment responsibilities for ongoing maintenance will be detailed within, as follows:

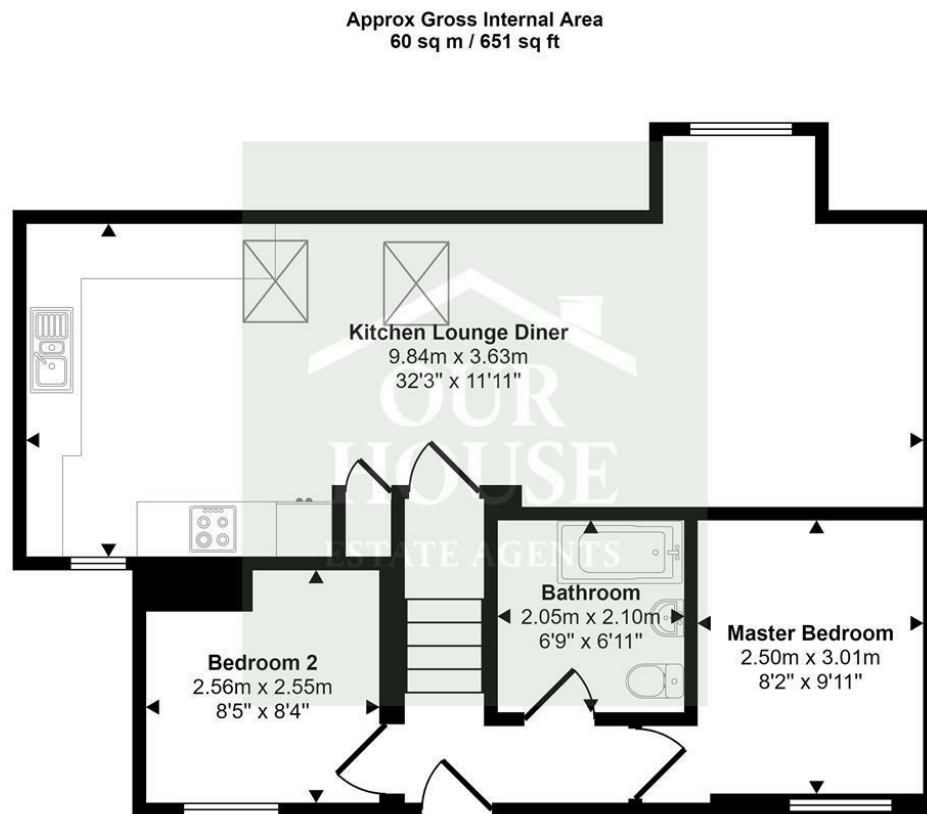
Apartment 1 will be responsible for the upkeep of the parking area and other outside areas as this is all allocated to the apartment.

Apartments 2 and 3 will be responsible for the upkeep of the rear stairwell and stairwell roof, this also includes the landlords electricity supply specific to the stairwell.

Responsibility of the remaining fabric of the building and roof will be shared equally between all 3 apartments.

Each apartment will come with a 999 year lease term.





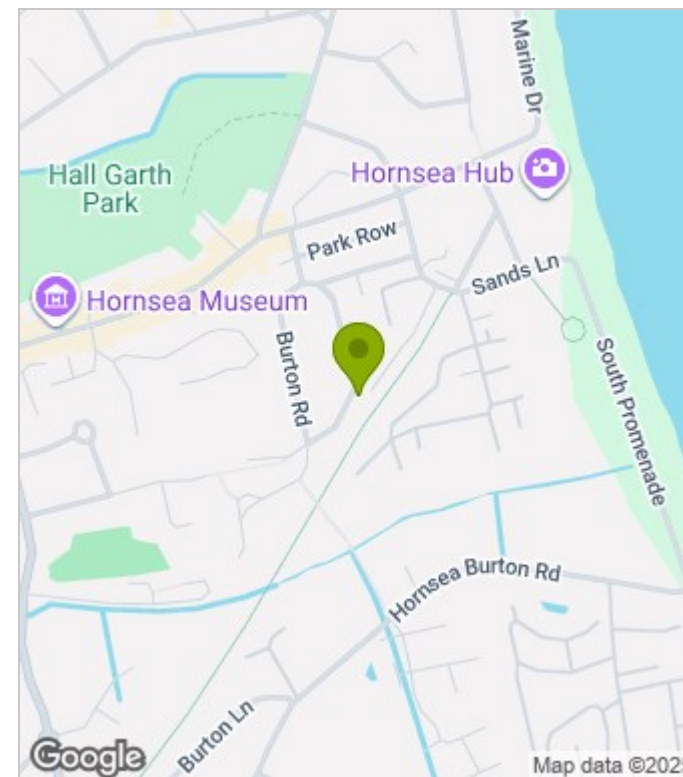
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk