



Alexandra House Railway Street, Hornsea, HU18  
1PS



**\*\*CHAIN FREE, GROUND FLOOR APARTMENT\*\***

Situated within the impressive Alexandra House, a striking development built on the site of the former Alexandra Hotel, this ground floor apartment perfectly blends modern style with a nod to its historic setting. Enjoying a prime position in Hornsea, just moments from the seafront. Completed in 2020, the apartment offers a light and spacious open-plan living kitchen, a double bedroom, a contemporary bathroom, and a versatile study/snug currently arranged as an additional sleeping area.

Call Our House today to arrange a viewing!

EPC: B  
Council Tax: B  
Tenure: Leasehold  
For more information on fees please speak to the agent.



**Entrance Hall**

20'11" x 13'0"

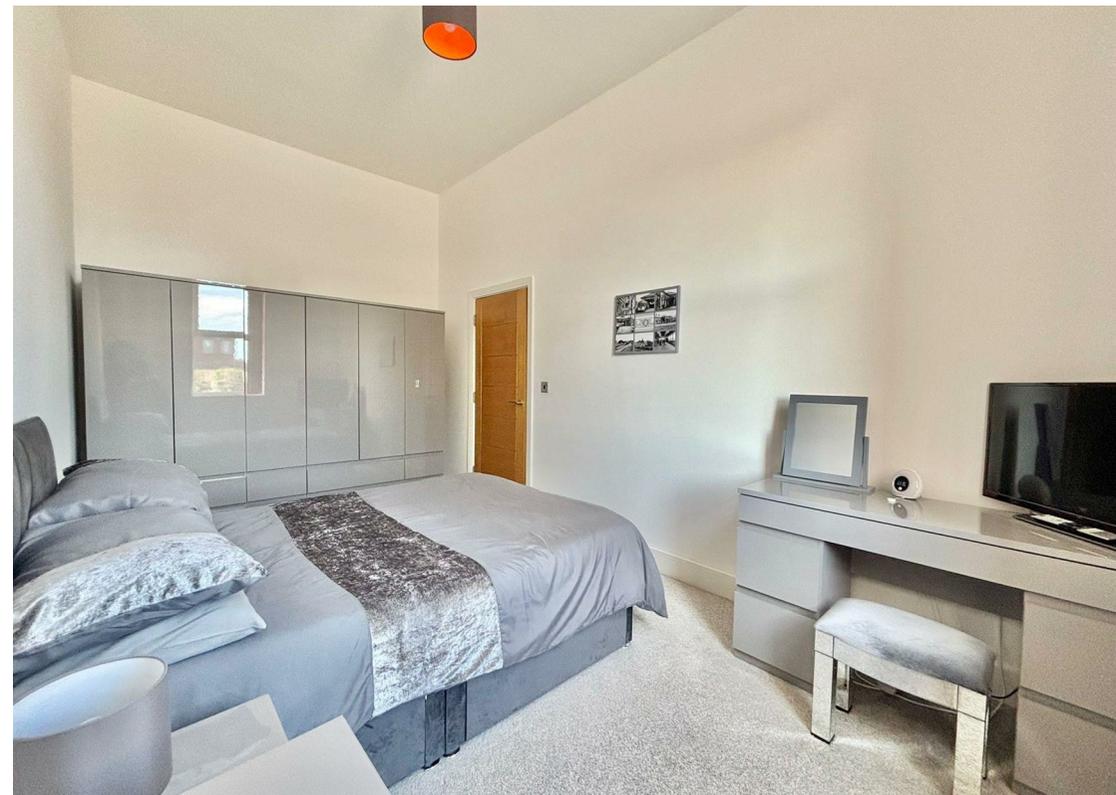
Entrance door leading to entrance hall, with large storage cupboard, Karndean flooring and radiator.

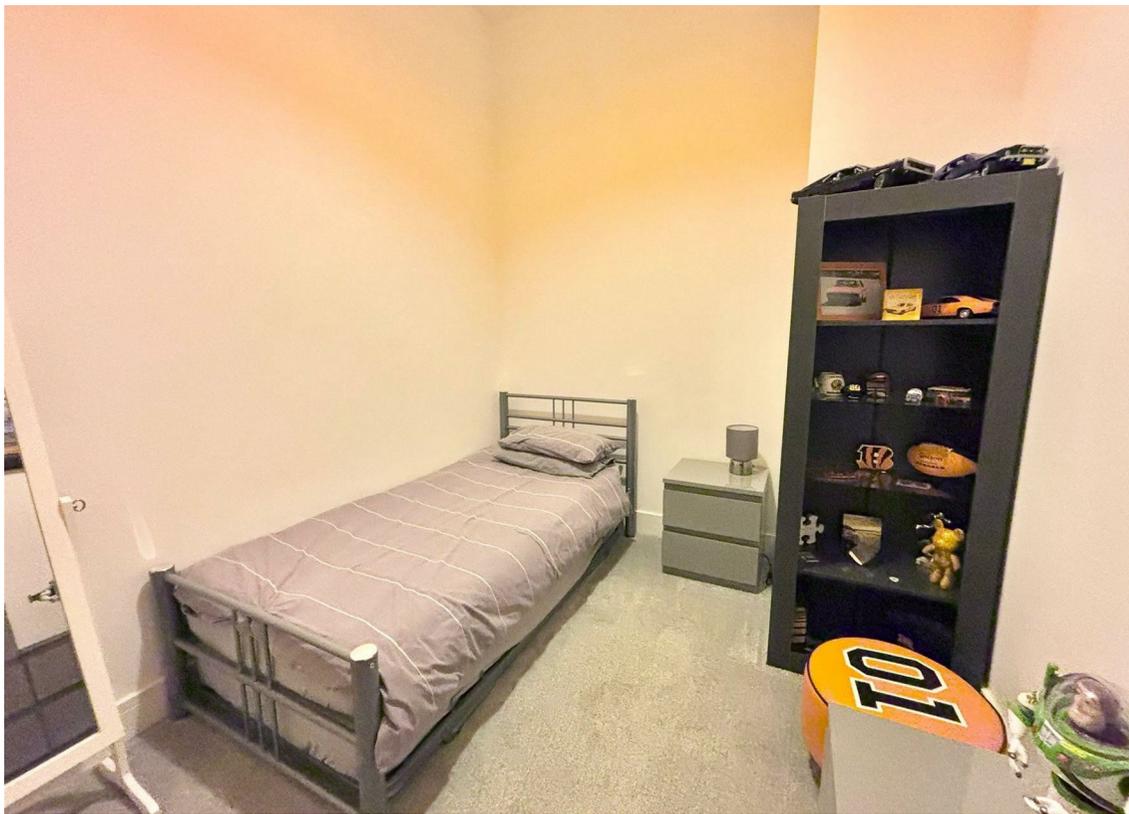


**Open Plan Living Kitchen**

6.38 x 3.98

Featuring bay windows to the front along with a second front-facing window, the kitchen is fitted with an extensive range of wall and base units, complemented by attractive work surfaces and a one and a half bowl sink unit. Integrated appliances include an oven with microwave above, split-level hob, dishwasher, washing machine, and fridge freezer. Finished with Karndean flooring and a radiator.





### **Bedroom 1**

8'8" x 16'3" (2.66 x 4.96)

Window to front, carpet and radiator.

### **Study/ Snug**

8'0" x 10'0" (2.46 x 3.05)

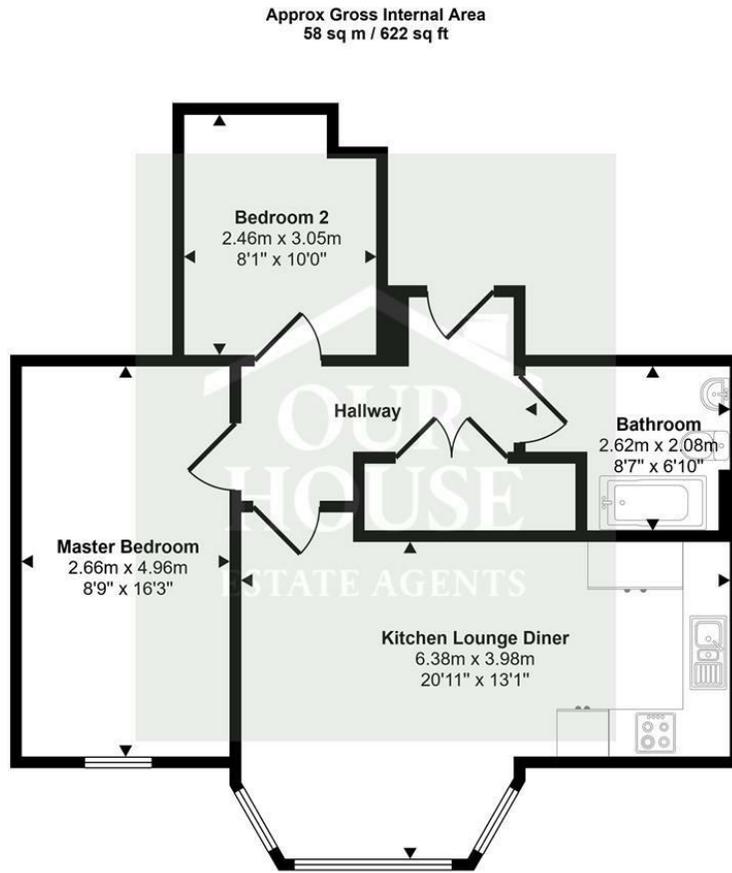
Currently used by current vendors as additional sleeping space, carpet and radiator.

### **Bathroom**

8'7" x 6'9" (2.62 x 2.08)

Fitted with a panelled bath and shower, WC, and a modern vanity hand wash basin. The bathroom is finished with a heated towel rail, part-tiled walls, and tiled flooring.





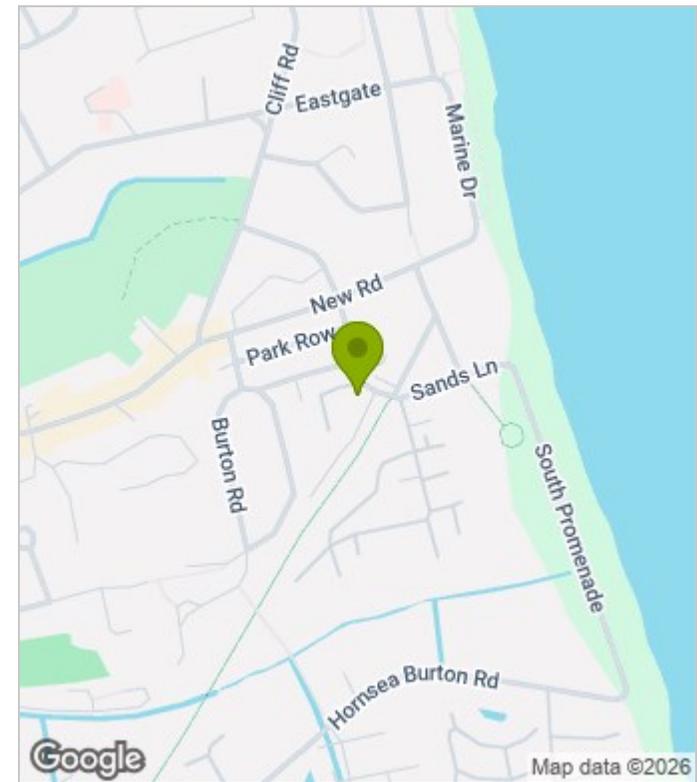
Floorplan

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 firm's 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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</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>	EU Directive 2002/91/EC	

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

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