



## 2 Eastgate Court Cliff Road, Hornsea, HU18 1NN

£114,950



\*\*\* GROUND FLOOR!! \*\*\*

This ground floor accommodation is perfectly placed within the town with access to local amenities, the high street and the beach.  
Priced to sell, this property must be viewed!

Briefly comprising; two double bedrooms, bathroom, open plan living, kitchen, diner and off road parking.

Call Our House on 01964 532121

EPC - C  
Council Tax - A  
Tenure - Leasehold



### Front of property

Communal parking with designated parking space.

### Entrance Porch

Entrance door with internal door to living area. Carpeted flooring.

### Open Plan Living Dining Kitchen

14'10" x 22'5" (4.54 x 6.85)

LIVING/DINING AREA

Carpeted flooring, TV point, Window to the front aspect, electric fire. Two electric radiators

### KITCHEN AREA

Fitted wall and base units, stainless steel bowl sink, worktops with electric oven and hob. Vinyl flooring.

### Bedroom One

9'8" x 11'3" (2.96 x 3.43)

Rear aspect window, carpeted flooring, electric heaters.

### Bedroom Two

8'3" x 11'3" (2.52 x 3.44)

Rear aspect window, carpeted flooring and electric heaters

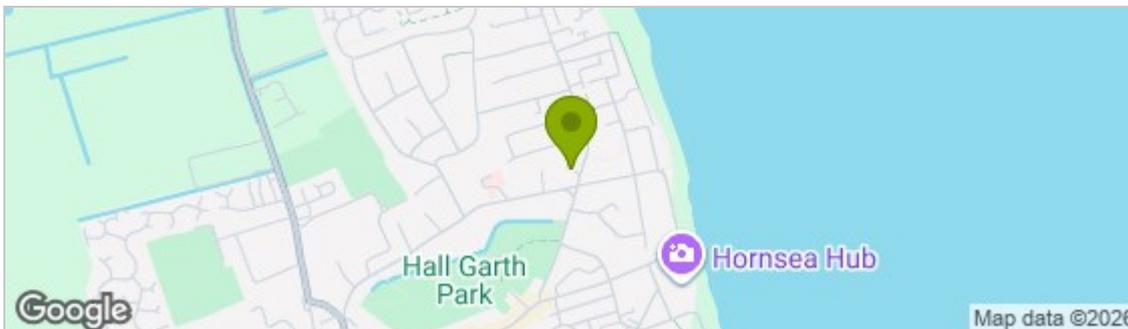
### Bathroom

5'6" x 6'6" (1.70 x 1.99)

Panelled bath with shower over, W.C and pedestal wash hand basin, vinyl flooring, electric heater.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	79
EU Directive 2002/91/EC			

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.

### Our House Estate Agents

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