



Broadway House Broadway, Hornsea, HU18 1PZ

£145,000



A stylish and modern ground floor apartment forming part of the highly regarded and secure gated Broadway House development in the popular coastal town of Hornsea. This beautifully presented property offers well-proportioned accommodation throughout, making it an ideal purchase for a range of buyers including first-time buyers, downsizers, or those seeking a coastal retreat.

The apartment features two generously sized bedrooms, with the master bedroom benefiting from a contemporary en-suite shower room, providing both comfort and privacy. A further bedroom offers flexibility for use as a guest room, home office, or additional living space.

At the heart of the home is a bright and spacious open-plan living, kitchen, and dining area, thoughtfully designed to maximise both space and natural light. The modern kitchen is fitted with a range of units and integrated appliances, seamlessly flowing into the living and dining space. The property also benefits from underfloor heating throughout, enhancing comfort and adding to the apartment's modern appeal.

Side-facing windows allow an abundance of natural light to fill the apartment while also offering pleasant views towards the sea, enhancing the sense of coastal living. The overall finish of the property is contemporary and well-maintained, allowing a buyer to move straight in with ease.

The development benefits from secure gated access, meaning entry is strictly controlled and the property cannot be accessed without passing through the gates. This provides an excellent level of security and privacy, making the apartment particularly well-suited as a "lock up and leave" home or holiday retreat.

Situated within easy reach of Hornsea's local amenities, promenade, and beach, this attractive apartment combines modern living with a desirable seaside location, making it a fantastic opportunity not to be missed.

Please note there is a no pets policy for this property

EPC: B
Council Tax: B
Tenure: Leasehold *ask agent*

Entrance Hall

Tiled flooring and cupboard.

Kitchen Lounge Diner

14'4" x 19'2" (4.31 x 5.86)

Windows to side and rear,

Kitchen - A range of fitted wall and base units with complimentary work surfaces, stainless bowl sink with drainer, built in electric hob and oven with extractor fan, built in fridge freezer and dishwasher. Vinyl flooring.

Lounge - Carpet and television point.





Master Bedroom

11'0" x 11'4" (3.37 x 3.47)

Window to rear and tiled flooring.



En-Suite

7'4" x 2'10" (2.24 x 0.87)

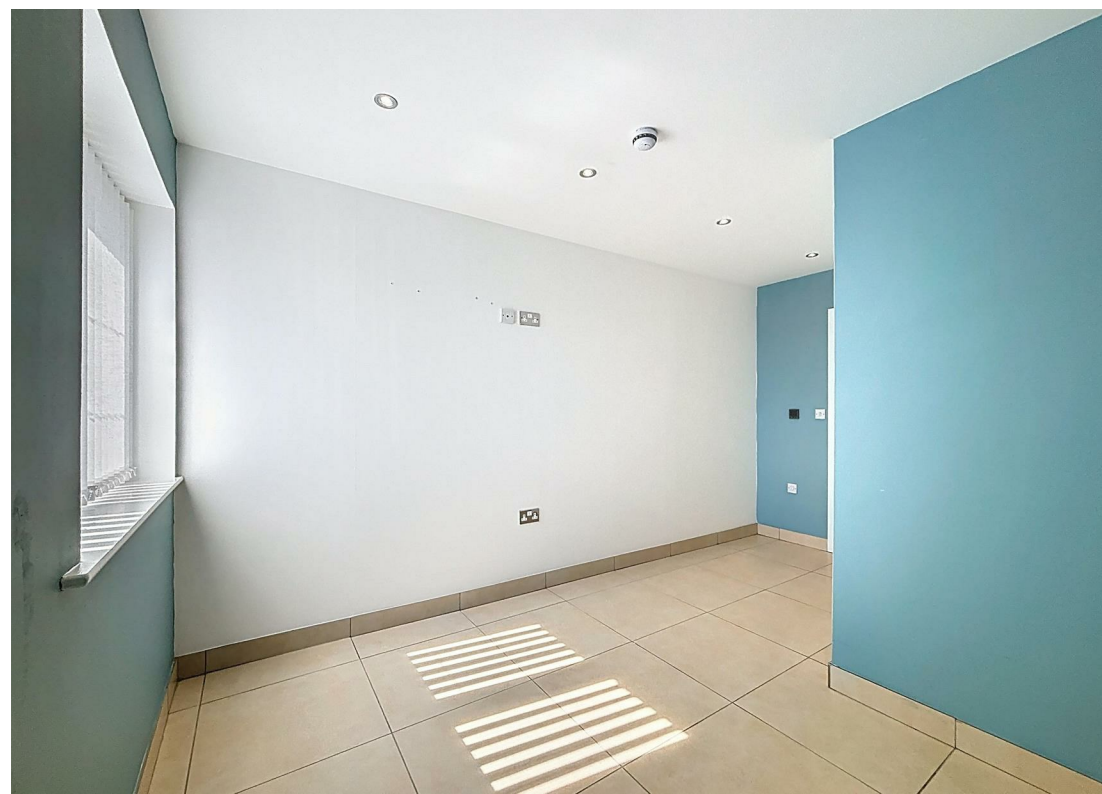
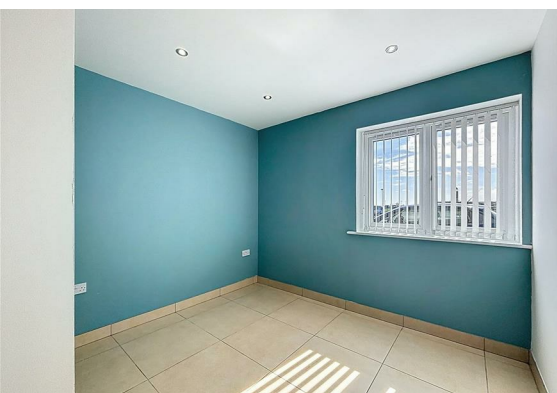
Step in shower, W.C, and hand wash basin. Extractor fan, tiled walls and flooring.



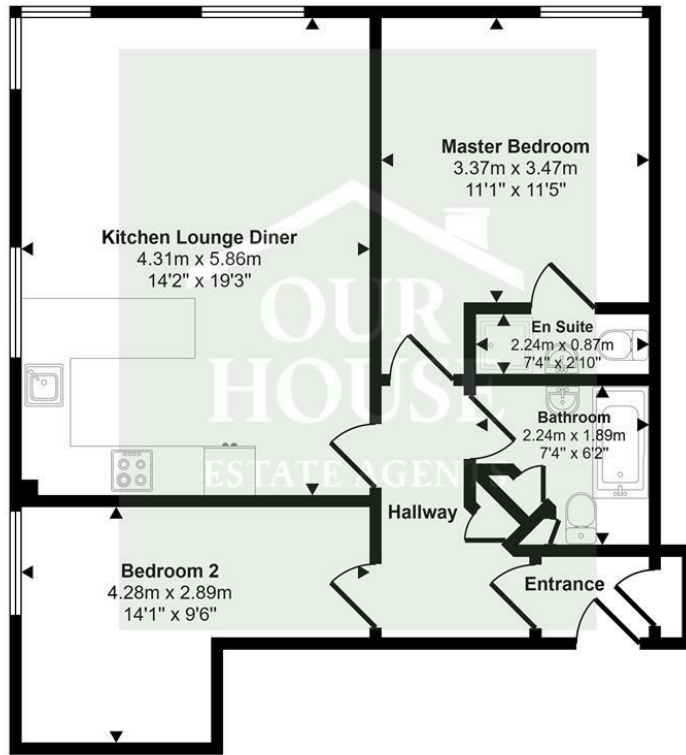
Bathroom

7'4" x 6'2" (2.24 x 1.89)

Pedestal hand wash basin, panelled bath with shower over, W.C, tiled walls and flooring, extractor fan and cupboard housing boiler.



Approx Gross Internal Area
63 sq m / 677 sq ft



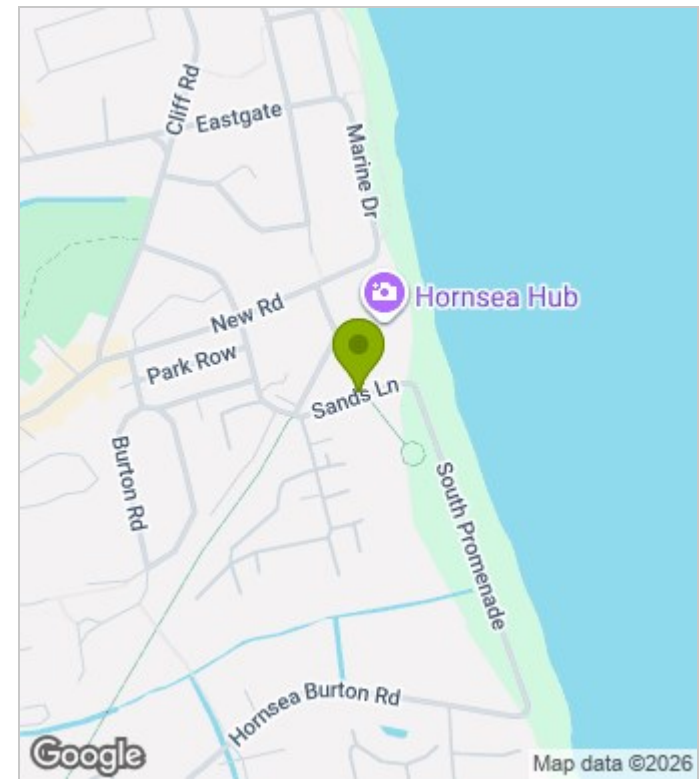
Floorplan

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) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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