



# HORNSEA PROPERTY SERVICES

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## New Road, HORNSEA, East Yorkshire, HU18 1PG



To let at £400 per calendar month, £800 bond. Available early February. A ground floor flat not far from the town centre and with a super bay window to front with views over the Memorial Gardens. The property has a shared entrance hall, and there are five flats in total in the building. There is a large open plant Lounge/Kitchen, a Bedroom to the rear and a Bathroom. The rear garden gives shared rear access. No DSS, No Pets, smokers outside only. Current energy rating of E. Application fees are £75 per adult.

**£400 Per calendar month**

72 Southgate  
Hornsea  
East Yorkshire  
HU18 1AL  
England

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## Shared Entrance Hall

This is a period property which has been sympathetically converted into five flats. The front entrance door and tiled hall floor reflect the era very well.

## Lounge / Kitchen 5.072m into alcove x 4.268m plus bay (16'8" into alcove x 14'0")

A lovely, light and airy room, with a bay window to the front aspect, giving views of the Memorial Gardens opposite.

The lounge area has a wall mounted electric fire, storage heater, telephone point, and TV point.

The kitchen area comprises of fitted wall and base units, with worksurfaces over, single drainer sink unit, built-in electric oven and hob with extractor hood over, and vinyl flooring.



## Inner Hall

Airing cupboard containing the immersion tank and shelving. Access to overhead storage space. Doorways to Bathroom and Bedroom.

## Bedroom 3.957m x 2.846m (13'0" x 9'4")

Window and door to rear aspect, TV point, wall mirror, storage heater.



## Bathroom

Fitted with a white 3-piece suite comprising panelled bath with electric shower over and folding shower screen, pedestal wash hand basin, and low level WC. Tiled floor, part tiled walls, extractor fan, wall mounted electric fan heater, bathroom cabinet and wall mirror.

