



## Eastgate Hornsea HU18 1LW

## Offers In The Region Of £360,000



A substantial three-storey mid-terrace period property offering six bedrooms and generously proportioned accommodation throughout, ideally positioned on the ever-popular Eastgate and just a two-minute walk from the sea front.

The property retains attractive period features, including a striking bay frontage and decorative stained glass encased in wooden frame, while offering versatile living space well suited to family occupation, holiday accommodation, or investment use. Internally, the accommodation is arranged over three floors and briefly comprises multiple reception rooms, a large kitchen, five bedrooms plus dressing room providing flexible living and sleeping arrangements. As well as an orangery to the rear of the garden that creates an impressive additional living/dining space and enjoys views over the rear garden, making it ideal for entertaining and year-round use.

Externally, the property benefits from a spacious rear garden accessed from the kitchen also the shared ginnel, while the front features traditional iron railings enhancing the period character. Eastgate is centrally located, providing convenient access to Hornsea town centre amenities, shops, cafés, and transport links, with the promenade and seafront literally moments away.

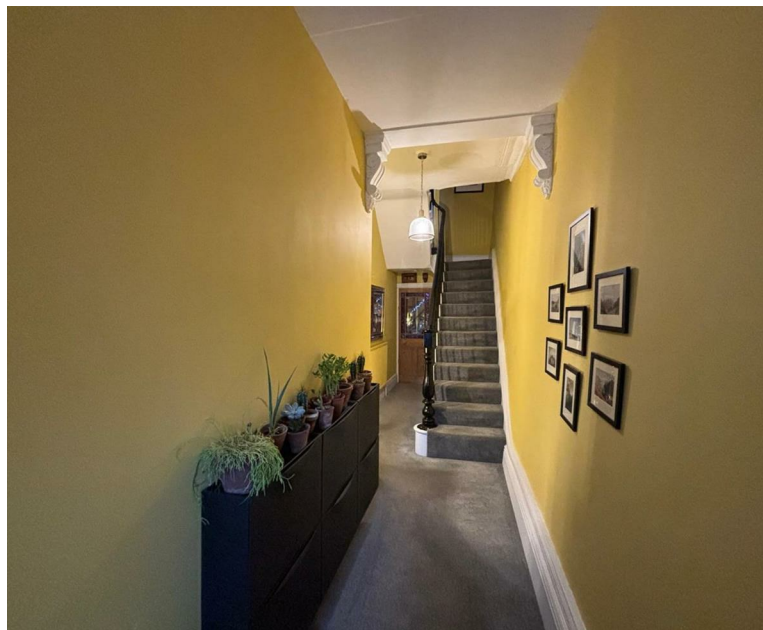
This is a rare opportunity to acquire a large coastal home combining space, character, and an exceptional location.

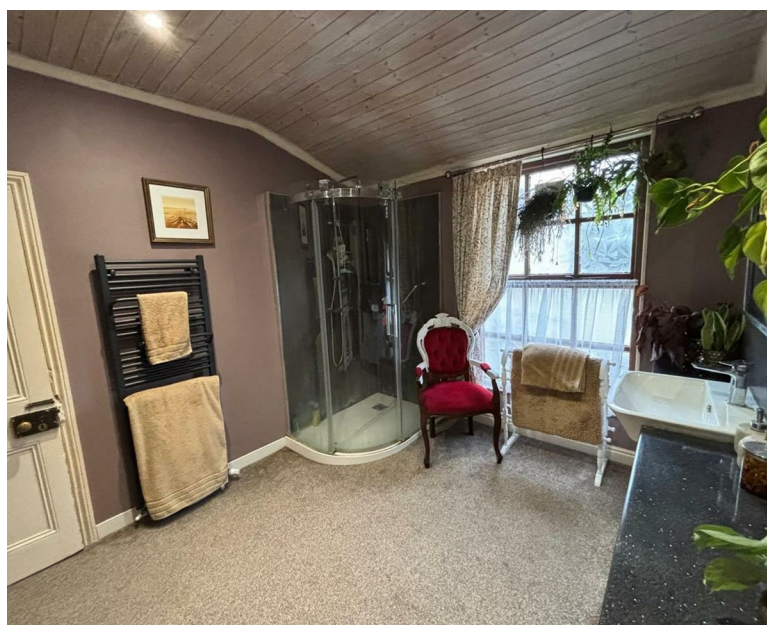
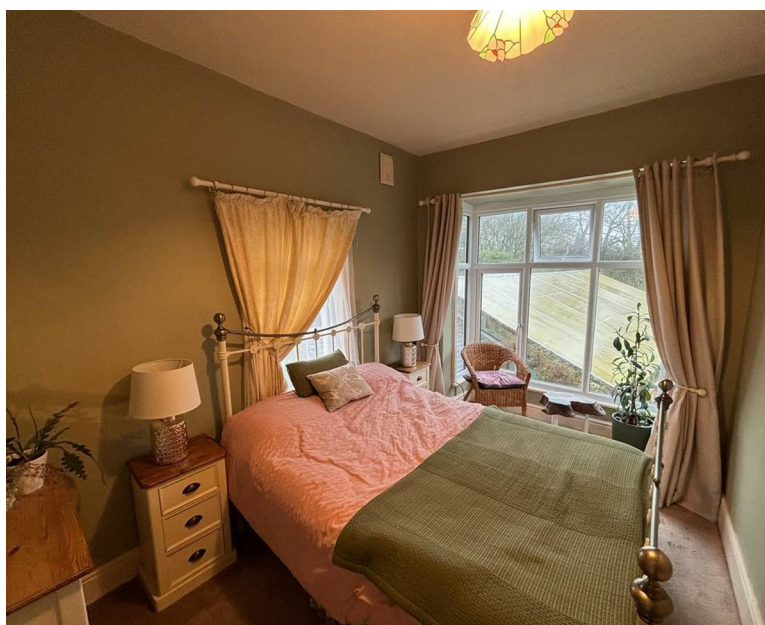
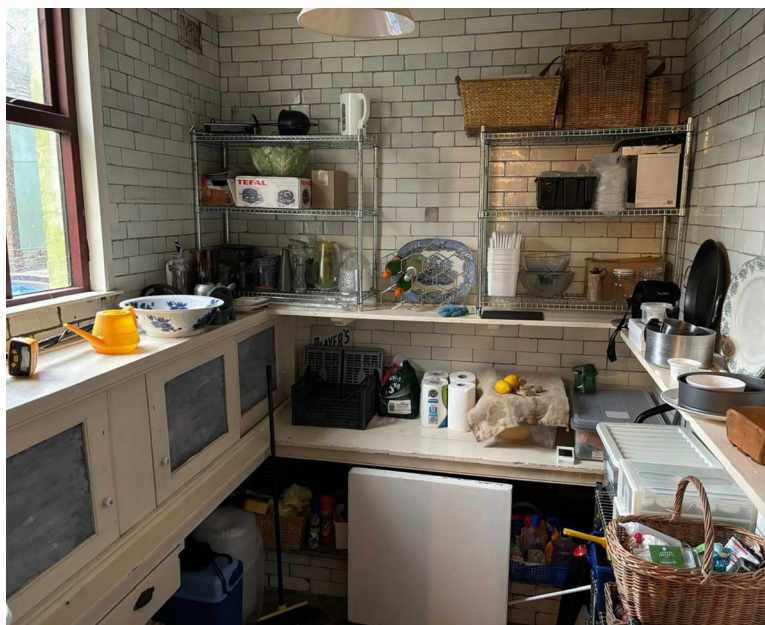
Must be viewed to truly appreciate!

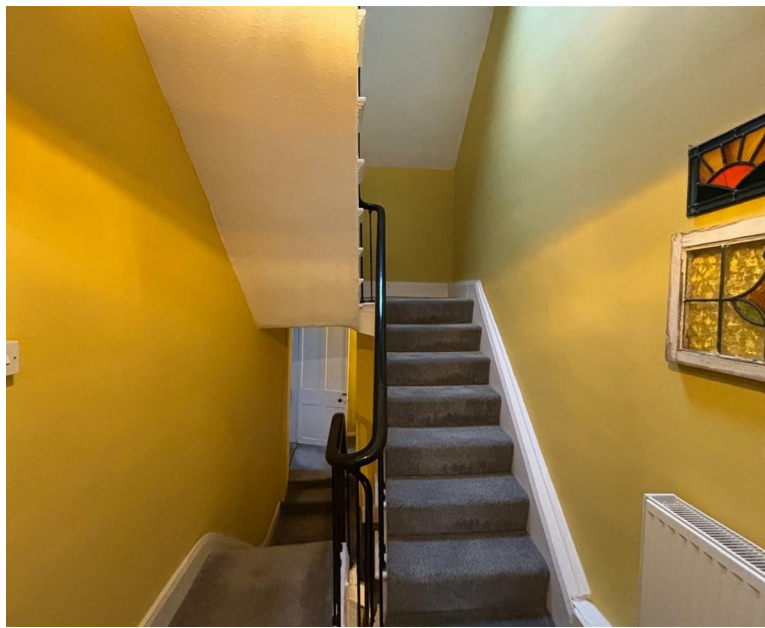
Council Tax: C - EPC: D - Tenure: Freehold



- Truly amazing Victorian home
- Many original features lovingly restored
- Spacious bedrooms meandering over two floors
- Quaint staircase from the kitchen leads to the snug/sitting room
- Traditional style kitchen diner with original walk in pantry
- Original banister along with servants bell oozes character in the entrance hall
- Beautifully kept extensive gardens boasting an Orangery, and Way leave
- Potting shed and a greenhouse in rear garden .
- Original wooden floorboards add charm to many rooms
- Must be viewed to truly appreciate all this wonderful house has to offer!





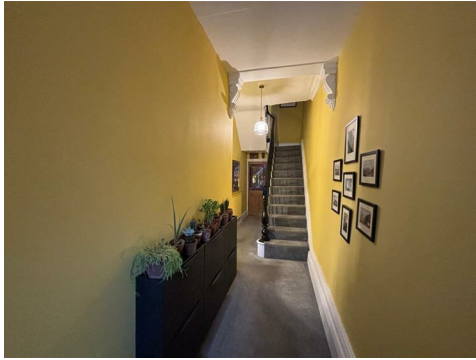


### Entrance Porch

Stained glass encased in decorative wooden porch entrance with two stone steps leading to the original wooden door.

### Entrance Hall

2.99 x 1.27 x 4.15 x 1.90 (9'9" x 4'1" x 13'7" x 6'2")



A beautifully restored original staircase boasting spindled banister and original trip step. Spot the servants bells above the door leading to the kitchen. Window above the door creating natural light. Built in cupboard plus an understairs cupboard. Carpeted flooring, doors leading to kitchen and living room,

### Living Room

5.02 x 4.32 (16'5" x 14'2")



Many original features in this room, coved ceiling, picture rail, deep skirting and original floorboards creating a warm, inviting space to relax by the wood stove dressed by an oak mantel plus paved hearth, the bay window creates a lovely view onto the front garden. French doors lead into the dining room.

### Dining Room

4.15 x 3.69 (13'7" x 12'1")

The grate style open fire is a feature of this room along with the original paper Mache coving. The ceiling rose and picture rail adds charm whilst the wooden French doors lead onto the rear garden. Wooden flooring adds style to this delightful room.

### Kitchen

7.57 x 3.34 (24'10" x 10'11")



Amazing kitchen with original Victorian inset cupboards creating ample space. Stylish fitted wall and base units wrapped around the Rangemaster with gas hob plus electric ovens. Rangemaster extractor hood. Ample work surfaces plus French style window overlooking the side garden. Wood stove creating a lovely warm room. Original clothes drying rack. Door leading to the pantry and stairs leading to the first floor.

### Pantry

3.14 x 2.43 (10'3" x 7'11")



Fascinating room accessed from the kitchen by 3 stone steps. Walls are tiled with original tiles plus shelving and meat safe cupboards, Ample storage for all your culinary needs.

### First Floor 2

Stairs from the kitchen lead to the first floor into the snug.

### Bathroom

3.09 x 2.70 (10'1" x 8'10")

Carpeted flooring plus wooden ceiling with sealed fireplace and surround. Original built in cupboard. Step in shower cubicle plus vanity unit housing hand wash basin. window overlooking the side garden.

### Snug/ Sitting Room

3.44 x 3.37 (11'3" x 11'0")



Cosy room nestled between the bedroom and the bathroom. Laminate flooring plus a radiator. Window overlooking the side garden. Wooden spindled banister plus stairs leading down to the kitchen.

### Bedroom 1

3.92 x 2.50 (12'10" x 8'2")



Bay window overlooking the rear garden plus a window to the side. Carpeted flooring and a radiator. Step down to this delightful room known as the garden room.

### Cloakroom

3.52 x 1.21 (11'6" x 3'11")



On the first floor with panelled walls and carpeted flooring. Boasts a Low level W.C and hand wash basin. Window to the side. Hall leading to snug plus first floor 1.

### Master Bedroom

4.83 x 4.01 (15'10" x 13'1")



Bay window boasting a window seat to the front, creating a light airy room. Picture rail and carpeted flooring adds charm to this room.

### Dressing Room

2.18 x 2.64 (7'1" x 8'7")

Currently used as a dressing room but could be a single room. Window to the front, picture rail, wooden pelmet dresses the window plus radiator. Carpeted flooring.

### Inner Hall

2.18 x 1.19 (7'1" x 3'10")



Carpeted flooring nestled between the Master bedroom and the dressing room. Door leading to the main stairs on the first floor landing.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	80
(81-91) <b>B</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	
61	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

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