



## Southgate Hornsea HU18 1AL

**£298,000**



**\*\*\*WORKING FROM HOME? THIS RARE AND UNIQUE PROPERTY CAN MEET YOUR NEW WORK/LIFE NEEDS\*\*\***

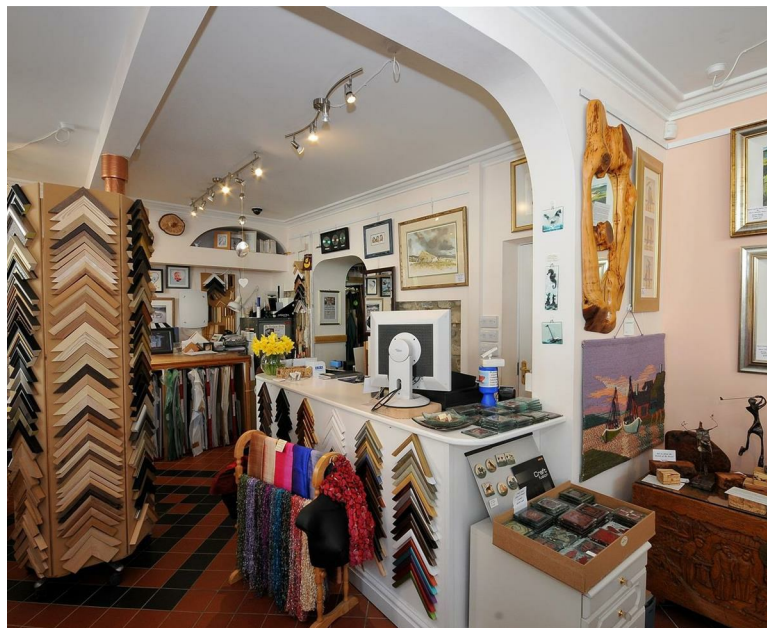
This wonderful property with bags of scope, charm and character, making it the ideal home with flexible living space which can seamlessly adapt to meet your new work life needs.

We are pleased to offer to the market this beautifully presented period property with the added benefit of shop premises which could also provide great home office space. The property has been tastefully renovated yet retaining traditional character and is set within beautifully manicured grounds. This stunning home offers ;entrance hall, lounge/dining room, breakfast kitchen, utility, cloakroom w/c, first floor landing, three good sized bedrooms, bathroom and living room/bedroom four and attic space which could be developed for extra living space in the future. To the rear of this beautiful home is a walled garden with a double garage benefiting from an alarm system, the garage is accessed from Chambers Lane. The shop which has potential to be your new home office/s is approximately 28' x 15' and is accessed via the bustling area of Southgate in Hornsea. The shop has both the main sales area and workshop/stock room, could be returned to a full residential home, subject to the correct permissions. The premises also fall into the criteria for small business rate relief for eligible businesses. With its warm sense of home, and only moments away from the town centre amenities, including restaurants, schools and transport links, this property provides all the elements for relaxing, comfortable living whilst also having the opportunity to work from home. **WE HIGHLY RECOMMEND THAT YOU BOOK YOUR VIEWING TODAY TO START YOUR NEW LIFE! EPC rating of D.**





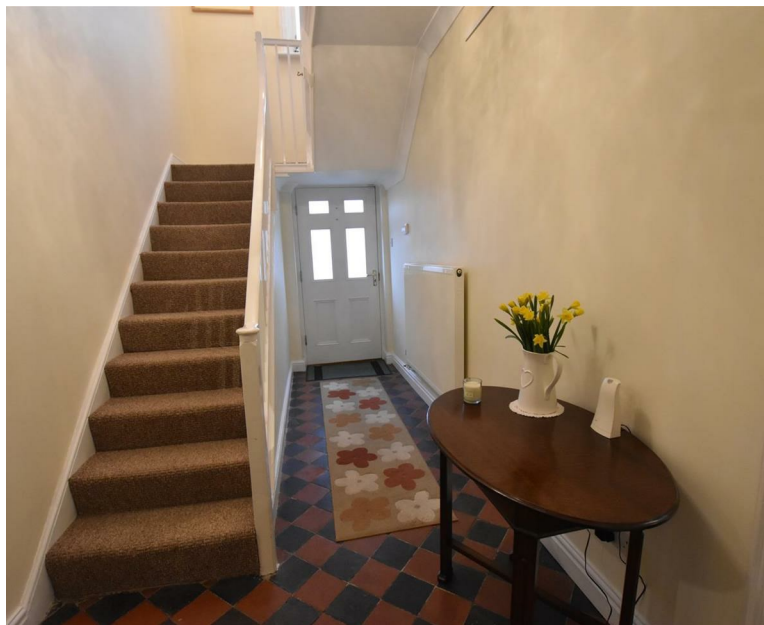
- Period Property
- Town Centre Location
- Beautifully Presented
- 3/4 Good Sized Bedrooms
- Shop Premises Included
- Viewing Essential
- Charming Walled Garden
- Garage
- Excellent Business Potential













## Shop Premises

### Main Shop Area

8.58 x 4.72 (28'1" x 15'5")

Three display windows, coving to ceiling, quarry tiled floor, fire door leading onto entrance hall in the main property. Hard-wired for CCTV that can be linked to TV screens in the house and three phase electric supply.

### Workshop/Stock Room

4.44 x 3.65 (14'6" x 11'11")

Doorway leading to main house entrance hall, wash hand basin and two radiators.

## House Accomodation

### Entrance Hall

Door leading from the shop and a side main entrance door, quarry tiled floor and radiator.

### Lounge/Dining Room

4.77 x 3.63 (15'7" x 11'10")

Double glazed sash window, television and telephone points, under stairs cupboard and double radiator.

### Breakfast Kitchen

3.40 x 3.32 (11'1" x 10'10")

Double glazed window to rear, double glazed French Doors opening onto the rear garden. Fitted with a range of matching country style floor and wall units, beech work surfaces with farmhouse sink and breakfast bar. Integrated five burner gas hob, integrated double oven and grill, stainless steel extractor hood and refrigerator.

Plumbing for dishwasher, slate tiled floor and television point.

### Utility

3.43 x 1.93 (11'3" x 6'3")

Double glazed window and rear entrance door. Fitted wall and base units matching the kitchen, beech work surfaces housing Belfast sink, plumbing for washing machine. slate tiled floor, beamed ceiling and heated towel rail.

### Cloakroom WC

Double glazed window, low level WC, pedestal wash hand basin with fitted unit, slate tiled floor, partially tiled walls, heated towel rail and extractor fan.

## First Floor Gallery Landing

Double glazed sash window, coving to ceiling, stair case to second floor concealed by door.

### Sitting Room / 4th Bedroom

4.52m x 4.24m (14'9" x 13'10" )

Located to the first floor with stone feature fireplace and gas living flame fire. Coving to ceiling and ceiling rose, double glazed sash window and radiator.

### Bedroom 1

4.87 x 3.65 (15'11" x 11'11")

Double glazed sash window, coving to ceiling, ceiling rose, television point and double radiator.

### En-suite

Luxury en-suite with two double glazed windows and comprising of double ended jacuzzi bath, corner step in shower, pedestal wash hand basin, low level WC, tiled flooring and walls, heated towel rail and extractor fan. Built in cupboard with boiler.

### Bedroom 2

4.47 x 4.01 (14'7" x 13'1")

Double glazed sash window, coving to ceiling, ceiling rose, television point and radiator.

### Bedroom 3

3.43 x 3.58 (11'3" x 11'8")

Two double glazed windows, double wardrobes with excellent storage with a pull down step for ease of access.

### Bathroom

3.63m x 3.58m (11'10" x 11'8" )

With two double glazed velux windows, a free standing bath, wash hand basin, low flush w.c, plumbing installed ready for a shower.

### The Attic

5.46m x 7.80m (17'11" x 25'7")

Currently used as a storage area , this attic space has velux windows, electric power and light, and overall is an excellent space for potential future development

### Outside

To the rear is a private cobble walled garden. The garden has been landscaped with lawn and

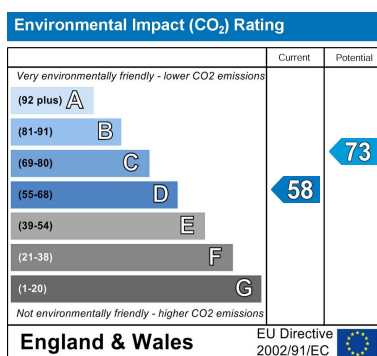
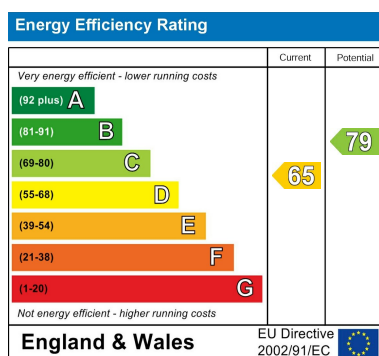
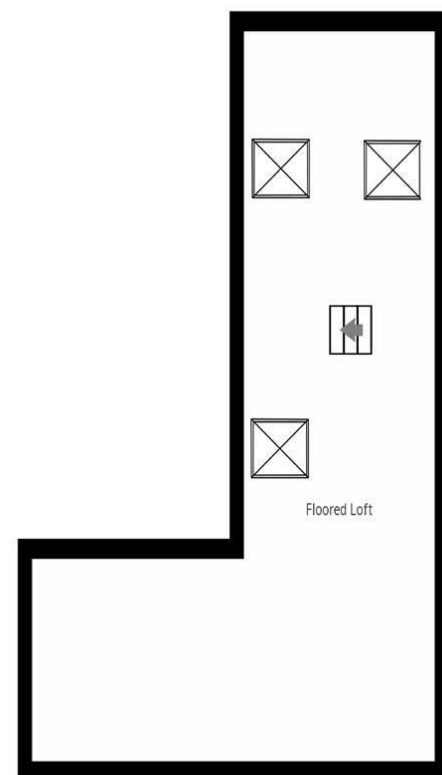
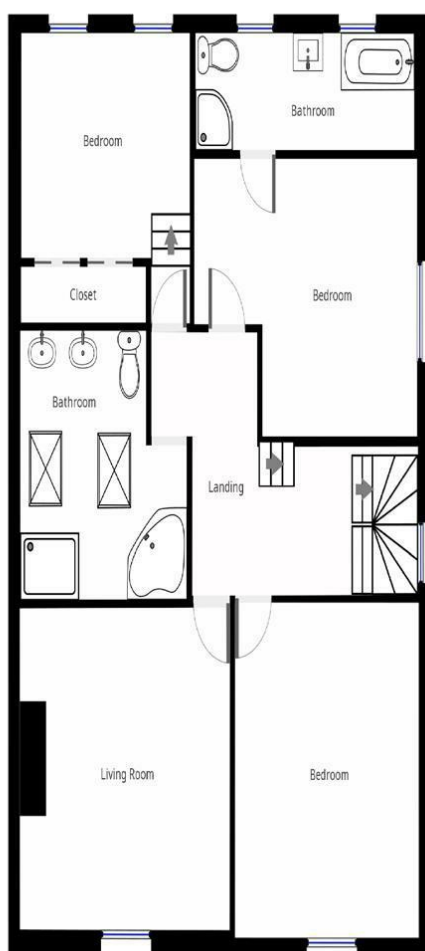
raised flower beds, relax on the decked terraced area, for the keen gardener is a greenhouse with the benefit of an outside tap and a useful external power point. Access to the detached double garage with electric roll up electric door, power point and access to the garden can be found on Chambers Lane.

## About Us

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## Valuations

If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.



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