

Phone: 01964 533343

Email: info@hpsestateagents.co.uk

**HPS**  
ESTATE AGENTS



## Atwick Road Hornsea, HU18 1EA

Located on Atwick Road in the charming coastal town of Hornsea, this delightful ground floor flat offers a perfect blend of original features and modern living. With a generously sized bedroom, which boasts a convenient cloakroom, this property is ideal for those seeking comfort and style. The spacious reception room provides an inviting space for relaxation and entertaining, making it a wonderful home for individuals or couples.

The flat is situated in a sought-after area, ensuring that you are close to the vibrant town centre, where you can enjoy a variety of shops, cafes, and local amenities. The proximity to the coast adds to the appeal, allowing for leisurely strolls along the beach and the opportunity to embrace the seaside lifestyle.

This property retains many original features, adding character and charm that is often hard to find in modern developments. The spacious rooms create a sense of openness and light, making it a welcoming environment to come home to.

Whether you are looking to buy or rent, this flat on Atwick Road presents a fantastic opportunity to enjoy life in Hornsea, combining the best of both traditional and contemporary living in a desirable location. Do not miss the chance to make this lovely flat your new home.

EPC-D- Council Tax Band-A- Tenure- Leasehold

**£120,000**

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### Front Garden

The front garden belongs to Flat 3. Consists mainly lawn with concrete path to the entrance hall. Fenced boundary plus mature shrubbery. Pond with water feature and a conifer.

### Entrance Hall

8'5" x 2'11" (2.57 x 0.9)

Double glazed door accessed from communal entrance hall. Storage cupboard with ample space. Doors leading to living room, kitchen and bathroom.

### Living Room

16'7" x 15'11" (5.08 x 4.87)

Double glazed leaded bay window with views of the front garden. High skirtings plus coved ceiling and picture rail. Brick hearth and surround. Carpeted flooring and a radiator. Door leading to the bedroom.

### Bedroom

14'7" x 9'11" (4.46 x 3.03)

Two double glazed windows looking onto the front garden. Fitted wardrobes plus coving to the ceiling as well as a picture rail. Carpeted flooring and a radiator. Door leading to the turret cloakroom.

### Turret Cloakroom

5'4" x 6'0" (1.64 x 1.84)

Low level W.C and pedestal handwash basin. Vinyl flooring and a radiator.

### Bathroom

14'9" x 6'5" (4.50m x 1.96m)

Panelled bath plus vanity unit and built in base units creating plenty of storage space. Hand wash basin and low level W.C Part tiled walls also step in shower cubicle. Airing cupboard with shelving. Window to the rear aspect as well as a radiator.

### Breakfast Kitchen

14'9" x 13'1" (4.51 x 3.99)

Wall and base units plus work surfaces. Sink and drainer with mixer tap. Windows to the rear aspect.

Vinyl flooring and stone fireplace boasting an open fire. Coved ceiling. Hall leading to the pantry.

### Pantry / Storage

Parquet flooring in the hall and shelving in the pantry.

### Rear Communal Hall

Door from kitchen hall leads to the side entranc. Parquet flooring and spindled staircase leading to flats. Door leading to the side aspect for bin storage.

### Communal Front Porch

Two wooden doors leading into the entrance porch.

### Communal Entrance Hall

Wooden French door with glazed French windows. Parquet flooring plus carpeted spindled staircase leading to upper floors. Coved ceiling, dado rail.

### About the property

Heating- gas central heating

Drainage- Mains drainage

Service Charges- £75.00 quarterly (subject to repairs, all nine owners pay equal share should funds from service charge be insufficient)

Rent- £10 per annum

Service charges cover building insurance, communal areas maintenance

PROPRIETOR: ST BEDE'S (HORNSEA) MANAGEMENT COMPANY LIMITED (Co. Regn. No. 5037141) care of Company Secretary, Flat 9, St Bede's, Atwick Road, Hornsea, East Riding of Yorkshire HU18 1EA.

Tenure -LEASEHOLD

### About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together

industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call—your next move starts here.

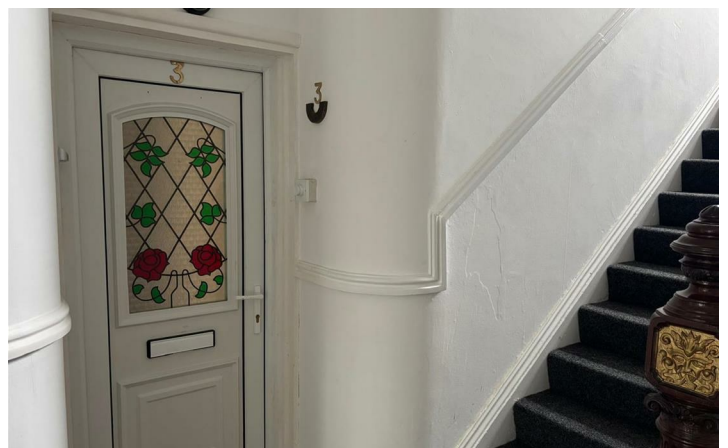
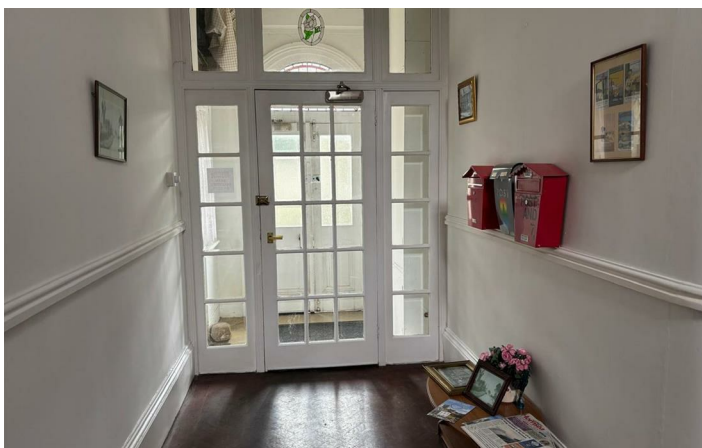
### Disclaimer

Laser Tape Clause - Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of HPS Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property

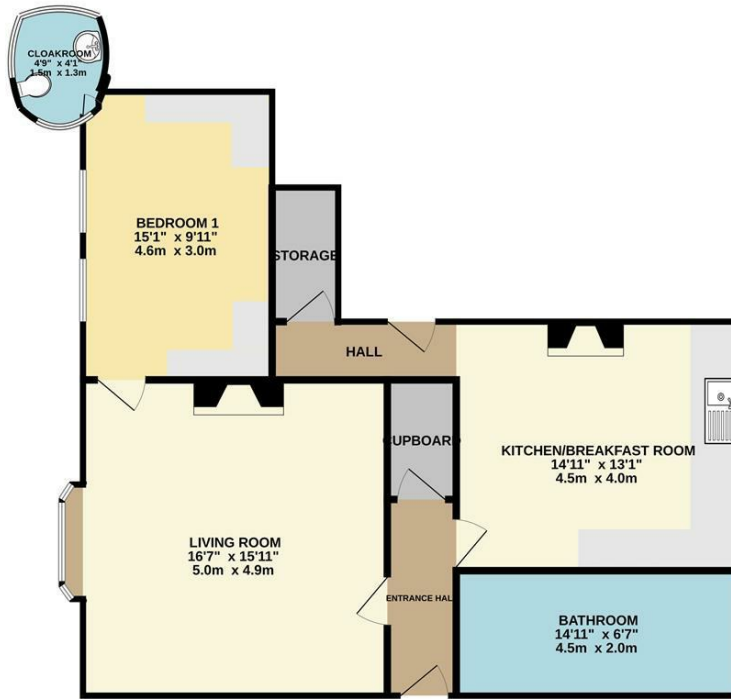
- Ground floor apartment with front garden
- Ample storage space
- Must be viewed to truly appreciate
- Bedroom with fitted wardrobes and cloakroom
- Kitchen plus a pantry
- In need of some improvements hence the price
- Many original features such as picture rail and coved ceilings
- Close to the town and all amenities





## Floor Plan

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>			
(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			
		<b>64</b>	<b>76</b>
<b>England &amp; Wales</b>		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>			
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