



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



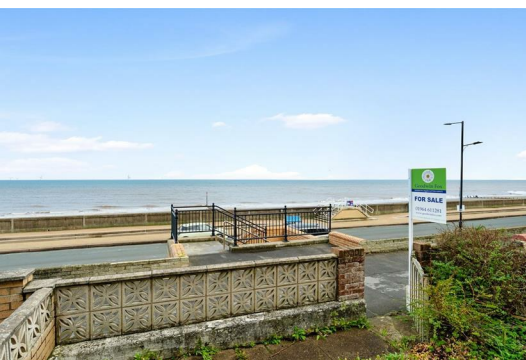
## 11 The Promenade

Withernsea, HU19 2DP

**Offers In The Region Of  
£180,950**



Set directly on the town's vibrant Promenade, this attractive three-bedroom mid-terrace home enjoys uninterrupted panoramic sea views from its beautiful bay windows on both the first and second floors — stretching for miles along the coast. Offered to the market with vacant possession and no onward chain, this charming seaside home provides a ready-to-move-into opportunity for those seeking a relaxed coastal lifestyle. The open-plan ground floor layout creates a sociable living space ideal for entertaining, while the enclosed rear garden offers a private outdoor retreat. Perfect as a family home, coastal downsize, or holiday getaway, this property combines character, convenience, and breathtaking sea views all in one superb location, just a short stroll from the beach and town centre amenities.





A front garden adjoins the Promenade, leading to a useful entrance porch and welcoming hallway with stairs rising to the first floor. The lounge sits at the front of the home, featuring a bay window framing uninterrupted sea views. The open-plan layout flows seamlessly into the kitchen and dining area, designed for modern living with a central breakfast island and a range of wood-fronted units along one wall, incorporating a built-in oven and hob. Two sets of glazed doors open out to the enclosed west-facing rear garden, a perfect spot to enjoy the afternoon sun and sea air.

Upstairs, the landing gives access to three bedrooms – a front-facing double with matching bay window and sea views, a rear double, and a good-sized single ideal for a child, study, or guest room. The bathroom is fitted with a white suite including a shower over the bath, completing this well-planned and comfortable coastal home.

**Lounge 12'5" x 12'1" (3.80 x 3.70)**

**Kitchen/Diner 19'2" x 12'7" (5.85 x 3.85)**

**Bedroom 1 12'5" x 12'1" (3.80 x 3.70)**

**Bedroom 2 12'7" x 12'5" (3.85 x 3.80)**

**Bedroom 3 9'2" x 6'10" (2.80 x 2.10)**

**Bathroom 6'6" x 5'6" (2.00 x 1.70)**

#### Agent Note

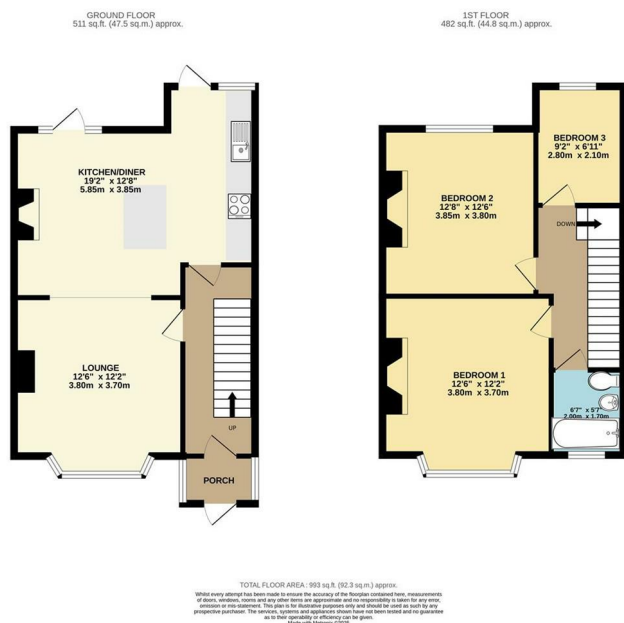
Parking: On street parking.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

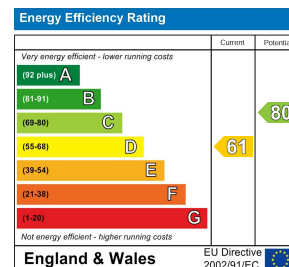
Council tax band: A

The property is connected to mains gas & mains drainage services.



#### Energy Efficiency Graph

**Tenure: Freehold**



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/give any representation or warranty in respect of the property.

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