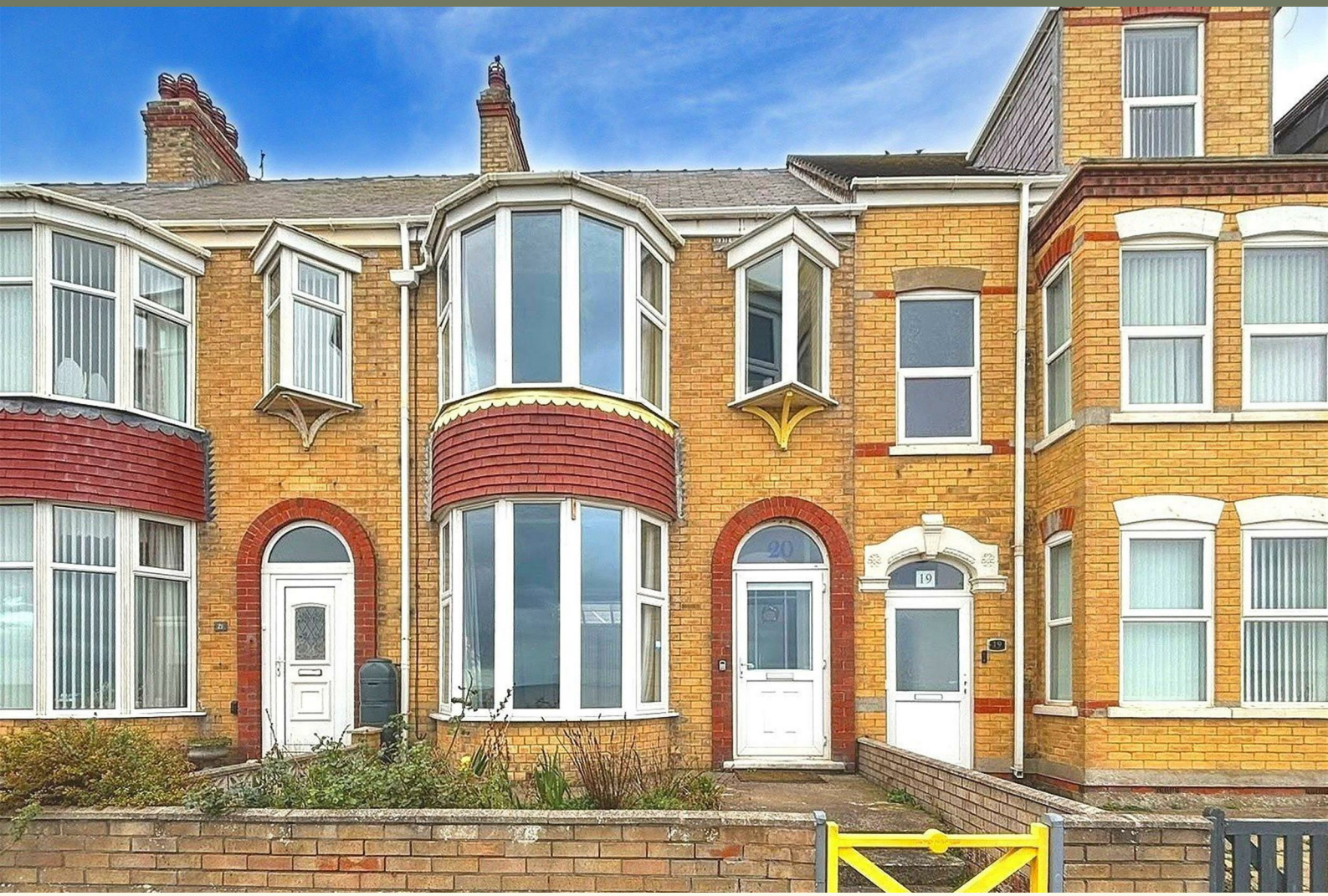
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The Promenade, Withernsea, HU19 2DP

£125,000

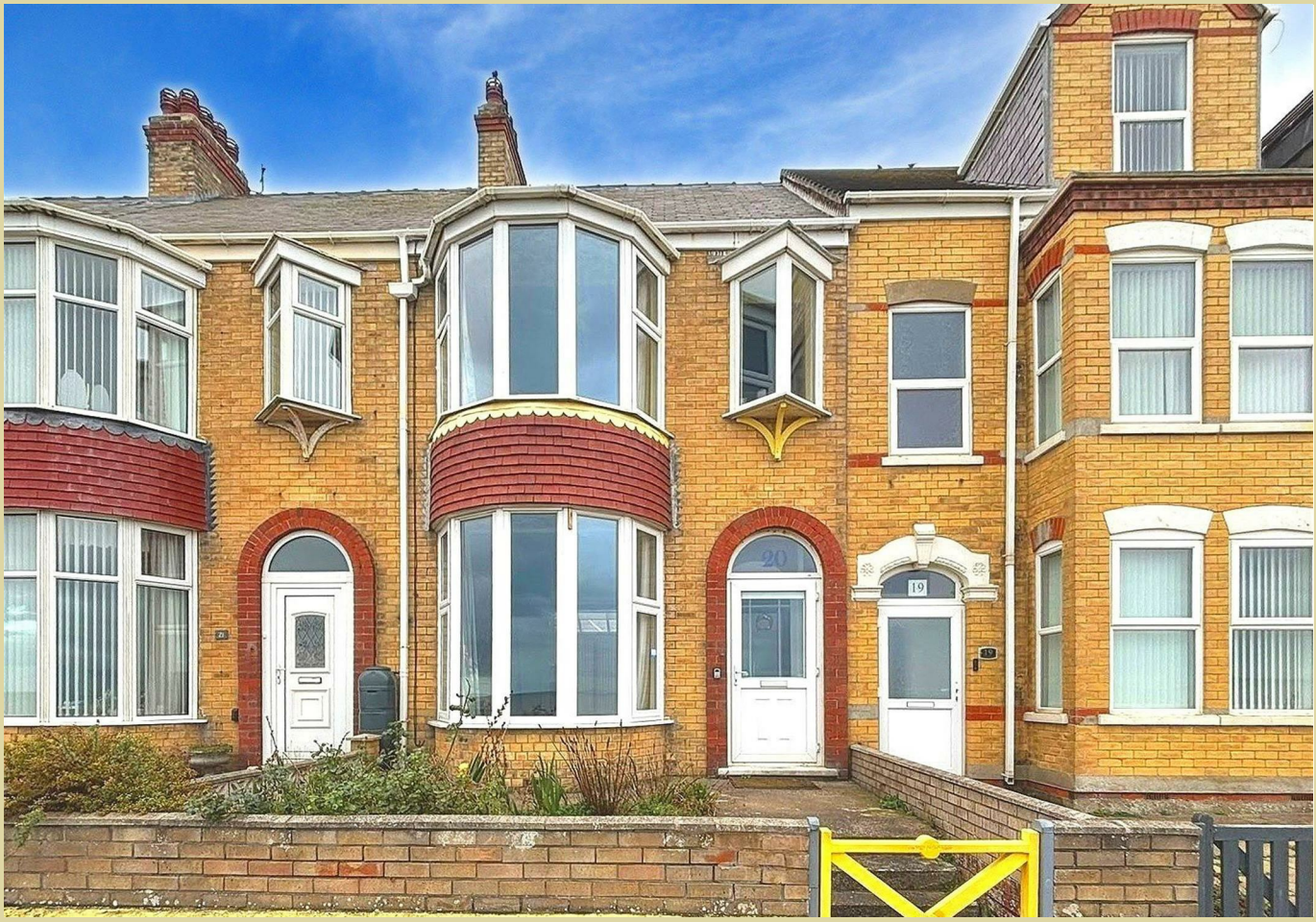
3 BEDROOMS | 1 BATHROOMS | 2 RECEPTION ROOMS | House

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PROPERTY SUMMARY



For sale by Secure Sale Online Bidding. Starting bid £125,000 Terms and Conditions apply

UNINTERRUPTED SEA VIEWS

Occupying an enviable position directly on Withernsea's promenade, this substantial three-bedroom coastal property enjoys a truly stunning outlook, with panoramic sea views taking centre stage. The impressive bay windows in both the living room and master bedroom provide wonderful vantage points from which to admire the ever-changing seascape, bringing the coastal setting right into the heart of the home, with the beach just over the road.

Offering generously proportioned accommodation throughout, the property boasts large rooms and high ceilings, adding to its wonderful sense of space. Two reception rooms have been opened up to create a generous open-plan living space, providing an ideal setting for both relaxing and entertaining. The accommodation also includes three bedrooms, a bathroom and a separate ground floor WC.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to complement its fantastic coastal position.

A wonderful opportunity to acquire a substantial home in a prime seafront location, combining impressive proportions, panoramic sea views and the convenience of having Withernsea's promenade and beach just across the road.

EPC: D
Council Tax: B
Tenure: Freehold

Front Garden
Side access path leading to entrance door. Planted front garden.

Entrance Porch

Entrance Hall
Staircase leading to first floor with spindle banister, radiator and wooden flooring.

Cloakroom (WC)
Window to rear, part panelled and vinyl flooring.

Lounge
17'5" x 10'9"
Bay window to front, fire and radiator. Open plan to rear sitting/dining room with views over the sea.

Rear Sitting/Dining Room
17'5" x 16'7"
Patio doors to garden, fireplace, picture rail and radiator, part wood and part carpet flooring.

Kitchen
14'7" x 7'11"
Window to side, a range of fitted wall and base units with complimentary work surfaces. Stainless steel one and a half bowl sink and single drainer, built in electric hob and oven, integrated dishwasher, space for fridge freezer. Wooden flooring, extractor fan and radiator.

Rear Hall
3'8" x 3'2"
Door to garden, vinyl flooring and radiator.

First Floor Landing
Loft access, carpet and radiator.

Master Bedroom
15'6" x 17'2" into bay
Bay window to front and picture window, built in wardrobes, carpet and radiator.

Bedroom 2
13'11" x 13'1"
Window to rear, tiled fireplace, picture rail, carpet and radiator.

Bedroom 3
10'11" x 10'5"
Bay window to side, Juliette balcony to rear. Picture rail, carpet, loft access and radiator.

Shower Room
6'0" x 5'2"
Window to side, hand wash basin, W.C, tiled walls and flooring, radiator.

Rear Garden
South West garden laid mainly to artificial lawn, part gravelled and paved area. Walled and fenced boundaries with planted borders, rear access to car accessible ten foot.

Auctioneers Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





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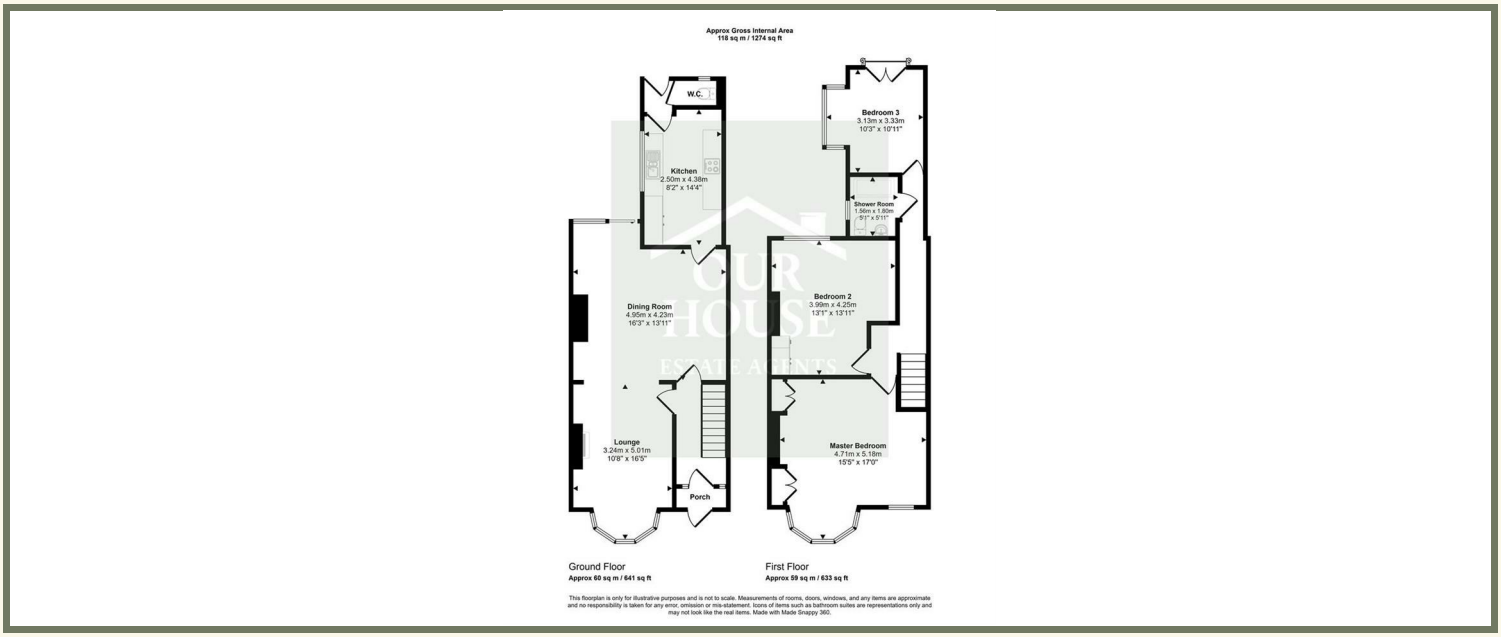


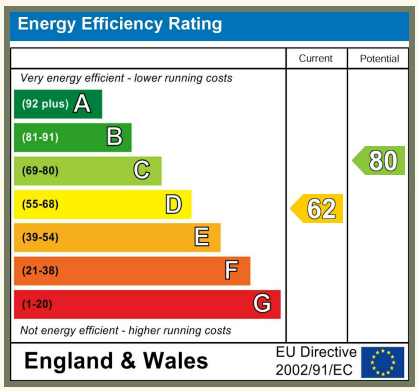


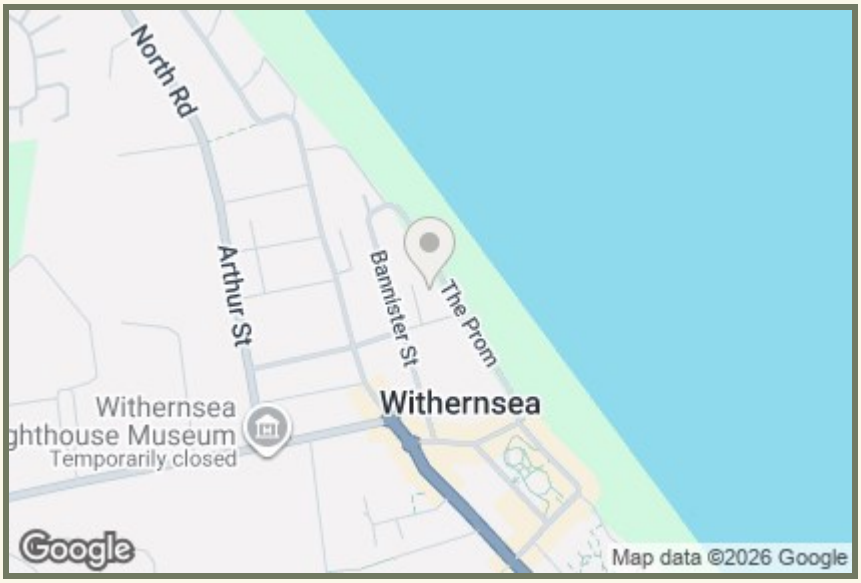




Floorplan, EPC and location







Council Tax Band - B

Tenure - Freehold

ARRANGE A VIEWING

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