

66 SOUTHCLIFF ROAD
WITHERNSEA

£70,000
FREEHOLD

This substantial property offers huge potential for the right buyer. Whether you're a developer, investor or somebody looking to create a home exactly to your own specification, this could be an exciting opportunity.

- Spacious accommodation over two floors
- Full renovation project
- Integral garage
- Close to the town centre & seafront

FRANK HILL & SON
Est. 1924





• Developmental Opportunity • Heart of Withernsea • Close to the beach • Private rear garden • Garage

Situated within easy reach of Withernsea's town centre and seafront, this substantial property presents a rare opportunity for developers, investors and ambitious renovators seeking a project with significant potential.

Requiring comprehensive refurbishment throughout, the property offers spacious accommodation arranged over two floors and provides a blank canvas for redevelopment. The existing layout includes a large open-plan reception area, kitchen space, additional ground floor accommodation and a number of generous first-floor rooms capable of being reconfigured to suit a variety of requirements.

The property also benefits from an integral garage, adding valuable storage and off-road parking potential.

With much of the property already stripped back, renovation works can commence immediately, allowing purchasers the opportunity to create a bespoke family home, rental investment or profitable resale project.

Early viewing is highly recommended to appreciate the scale of accommodation and the potential on offer.

Lounge
29'6" x 14'2" (9.011 x 4.342)

Kitchen
17'0" x 7'1" (5.196 x 2.169)

Bedroom
14'5" x 13'8" (4.407 x 4.172)

Bedroom
12'0" x 14'3" (3.665 x 4.355)

Bathroom
8'10" x 12'4" (2.697 x 3.774)

Additional Information
COUNCIL TAX/BUSINESS RATES
Band - Currently not registered - previously band A

ENERGY PERFORMANCE CERTIFICATE
EPC rating - G

SERVICES
Mains gas, water, electricity and drainage

MISDESCRIPTIONS/MEASUREMENTS
The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY



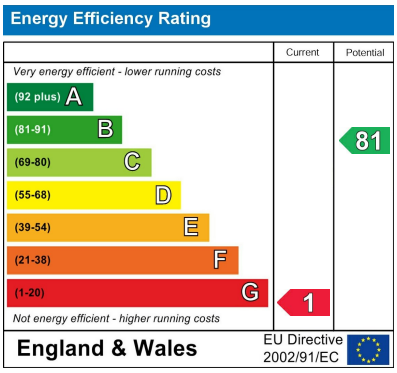












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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