

Please note only part of the property shown is being offered For Sale.



The Point, Sea View Street, Cleethorpes, DN35 8EU

**FOR SALE - £620,000**

# CanTERS

Chartered Surveyors

A unique opportunity to acquire this purpose built Three Bedroom Double Apartment configured as one property and offering comfortable living from its large floor area and flexible layout. Found in the prestigious development known as The Point occupying a prime position located on the corner of Sea View Street and High Cliff Road Cleethorpes ideally situated to enjoy the many and varied events held nearby. No Forward Chain.

The property is conveniently positioned for independent specialist shops and wine bars situated within Sea View Street and not far from St. Peters Avenue shopping district. Other nearby facilities include Cleethorpes Golf Club, Cleethorpes Boating Lake and a wide range of coastal attractions.

This fantastic fourth floor apartment enjoys superb and everchanging estuary and sea views from its multiple balconies from The Pier to the Leisure Centre and across to Spurn Lighthouse. The spacious and well-appointed accommodation has many notable features including two well fitted kitchens, secured gated parking for two vehicles, Upvc double glazing, security alarm and an electric underfloor heating system.

<b>Communal Entrance</b>	With security doors from Sea View Street and having both stairs and lift to the upper floors and a separate entrance from North Street.
<b>The Apartment</b>	
<b>Entrance Hall</b>	With video entry security system, coving to the ceiling, airing cupboard containing hot water cylinder, downlights and wood effect laminate flooring.
<b>Bedroom 2</b>	3.83m x 3.71m max Having coving to the ceiling and built in wardrobe with hanging rails. Sliding door to the side balcony with views towards the Pier.
<b>En-Suite Shower Room</b>	With suite comprising; shower, vanity style wash hand basin and low flush WC. Mirror fronted wall cupboard and tiling to both the walls and floor. Wall mounted towel rail.
<b>Bedroom 3/Study</b>	4.65m x 2.82m Having built in wardrobe with hanging space, coving to the ceiling and downlights. Window to side aspect.
<b>Kitchen</b>	2.80m x 2.50m Well fitted with a range of shaker style wall cupboards and base units incorporating a single drainer sink unit with mixer tap over. Miele induction hob with extractor over. Miele double oven, built in microwave and integrated fridge freezer, tumble dryer and washing machine. Downlights to the ceiling and undercabinet lighting.
<b>Bathroom</b>	With suite comprising; panelled bath with combination mixer tap and shower fitting, pedestal wash hand basin and low flush WC. Mirror fronted wall cabinet, tiling to both floor and walls and downlights to the ceiling.
<b>Lounge</b>	7.23m into window x 5.41m Undoubtedly the focus of this superb apartment with outstanding views toward the Pier from the full height corner windows. There are doors accessing two further balconies further enhancing this very special space. Doors from the lounge provide access to the dining room.
<b>Dining Room</b>	5.07m x 3.81m Having coving to the ceiling, doors which open out onto the sun room and a further door leading out to a balcony.
<b>Kitchen 2</b>	5.46m x 4.77m Accessed from both the dining room and the second hallway. Having a comprehensive range of fitted wall cupboards and base units with contrasting granite worktops, matching upstands and incorporating a stainless single drainer sink unit with mixer tap over. Integrated appliances include a Neff stainless steel oven and hob with extractor over. Fridge/freezer, Miele washing machine, drinks fridge and a tumble dryer. Wood effect flooring to the ceiling and coving.
<b>Second Hallway</b>	Having wood effect flooring, coats cupboard and airing cupboard. A separate door provides access to the communal fourth floor landing.
<b>Bathroom</b>	2.28m x 1.97m With suite comprising; panelled bath with combination mixer tap and shower attachment over. Vanity unit having wash hand basin, concealed cistern WC, fitted cupboards and mirror. Tiling to the floor and mermaid boarding to the walls. Heated towel rail.
<b>Master Bedroom</b>	4.94m x 2.70m plus 6.19m x 2.87m This lovely master suite found to the front of the property combines a bedroom area, sitting area and En-Suite. With built in wardrobes and coving to the ceiling. Window to front aspect and a sliding door providing access to a further balcony. Please note this master bedroom could be easily re configured to create two separate bedrooms making a four bedroom apartment.
<b>En-Suite</b>	Having shower, vanity style wash hand basin and low flush WC. Tiling to the floor, walls and towel rail.

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/04/2025

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

**Canters**  
www.canters.co.uk

01472 356143



NB: Subject to planning and building regulations there may be the possibility of converting this apartment back to two independent units.

**Tenure** We are verbally advised that the tenure of the apartment is leasehold. We are currently awaiting confirmation from solicitors.

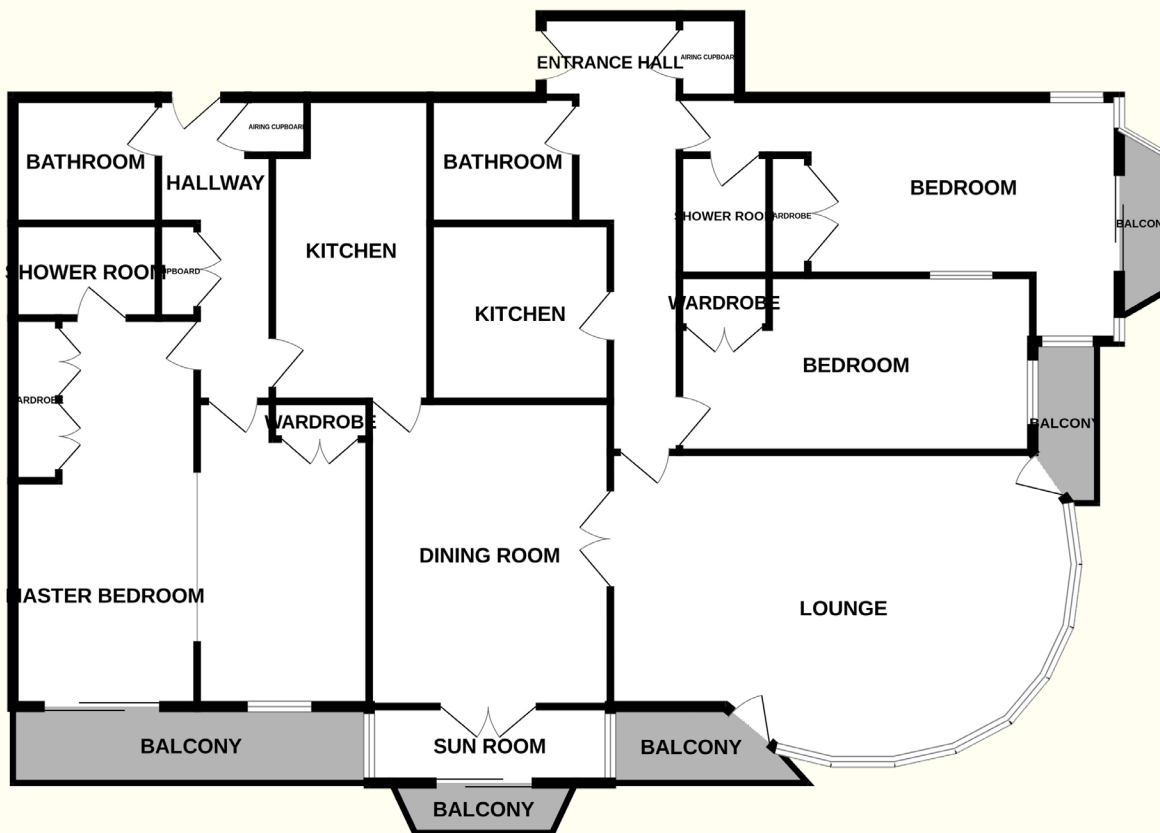
**Service Charge** We are advised that to cover the insurance and maintenance of the building, the charge from 01 January – 30 June 2025 was £1,850 with a further charge of £1,900 from 01 July 2025 – 31 December 2025 for this apartment. Payments are made six months apart. For further information please contact this office.

**Council Tax Band:** 'F' NB: This can be reviewed by the Local Authority.

**EPC Rating:** To be confirmed

## FURTHER INFORMATION AND TO VIEW

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.



## DISCLAIMER

This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

## Property Management and Lettings

If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@canters.co.uk.

## Free Valuation Service

Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby/Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby office.

**Canters**  
www.canters.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/04/2025

Disclaimer: Canters, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of Canters has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.

## ADDITIONAL PHOTOS & PLANS



Lounge



Lounge



Lounge



Balcony



Balcony



Dining Room

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/04/2025

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.





Bedroom 2



Bathroom 2



Kitchen



Bathroom



Master Bedroom



Master Bedroom

**CanTERS**  
www.canTERS.co.uk

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/04/2025

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.



Master Bedroom En Suite



Entrance Hall



Kitchen 2

**CanTERS**  
[www.canTERS.co.uk](http://www.canTERS.co.uk)

01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 28/04/2025

Disclaimer: CanTERS, a trading name of Scotts Property LLP, gives notice that: i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; iv) no representative of CanTERS has any authority to make or give any representation of warranty or enter into any contract whatsoever in relation to the property; v) all prices and rentals quoted are exclusive of VAT.