

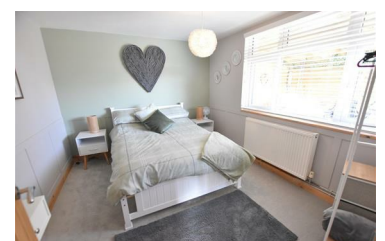
SOLID STRUCTURE WITH TIMBER CLADDING

Coastal Soul, 274 Anthony's Bank Humberston Fitties, Lincolnshire DN36 4EY

OPEN WEEK END NO APPOINTMENT NECESSARY JUST POP ALONG OVER THE BANK HOLIDAY TO VIEW THIS BEAUTIFUL TIMBER CLAD SKIN TO EXISTING BRICK/CONCRETE CONSTRUCTION. BEING SOLD FULLY FURNISHED. A fantastic opportunity to purchase either as a BUSINESS OR A HOLIDAY HOME, is this stylish renovated TWO BEDROOM HOLIDAY CHALET which is situated on this ever popular Humberston Fitties within easy access of the superb unspoilt beach and the Yacht Club. Coastal Soul has been refurbished by the current owners including new kitchen and shower room, log burner, re-decoration with floor coverings plus a large timber terrace area and a WEST facing covered porch ideal for Alfresco entertaining during the endless summer months. The accommodation includes: Spacious L shaped lounge/dining/modern fitted kitchen, two double bedrooms and a contemporary styled shower room/wc. LPG gas central heating system. Double glazing. Large plot with sheltered views to the front and off road parking for numerous cars. ALL OFFERS CONSIDERED.

Offers Invited £159,950

- A BEAUTIFUL TIMBER CLAD SKIN TO EXISTING BRICK/CONCRETE CONSTRUCTION
- SUPERB STYLISHLY RENOVATED CHALET
- CLOSE TO THE BEACH
- TWO BEDROOMS
- LOUNGE/DINING/KITCHEN - FULLY FURNISHED
- SHOWER ROOM
- LPG HEATING & DOUBLE GLAZING
- EVER POPULAR LOCATION
- LARGE TERRACE WITH AMPLE PARKING
- VIEWING ESSENTIAL. ALL OFFERS CONSIDERED



ACCOMMODATION

MEASUREMENTS

All measurements are approximate.

EVENING PHOTOGRAPH



GROUND FLOOR ONLY

COVERED FRONT PORCH

This superb large covered porch area has a matching timber balustrade and is ideal for entertaining/relaxing with a book and a glass of wine during the summer evenings. a uPVC entrance door leads into the: _

LOUNGE/DINING/KITCHEN

19'8" x 11'3" extending to 20'6" (6 x 3.45 extending to 6.25)

This spacious L shaped room has four double glazed windows and a uPVC rear door which leads onto the rear garden, there is fashionable laminate flooring throughout together with hand painted wall panelling to dado height. Inset spot lights to ceiling. The focal point of this room is the black cast iron wood burner which stands on a contrasting dark grey tiled plinth with a matching surround. The kitchen area is fitted an range of grey base and wall cupboards including a useful double floor to ceiling broom/storage unit. Included in the sale are the electric oven, gas hob with an extractor unit above. The beech effect work surfaces are inset with a stainless steel sink unit having matching splash backs, space beneath for washing machine.

LOUNGE/DINING/KITCHEN

Additional photo

LOUNGE DINING



LOUNGE DINING



LOUNGE DINING



LOUNGE DINING



LOUNGE DINING



KITCHEN

Additional photo

KITCHEN

Photograph

BEDROOM 1 (FRONT)

10'9" x 9'8" (3.30 x 2.96)

Decorated again with attractive hand painted wall panelling to dado height this bright and airy bedroom has a double glazed window to the front elevation, radiator, inset spot lights to ceiling and striking laminate flooring.



BEDROOM 1

Additional photo



INNER HALL

Access to roof space. Useful floor to ceiling cupboard which houses the wall mounted Worcester gas fired boiler.

BEDROOM 2 (REAR)

11'0" x 9'8" (3.36 x 2.96)

Double glazed window to the rear elevation, radiator, laminate flooring and hand painted wall panelling to dado height.



BEDROOM 2

Additional photo



SHOWER ROOM/WC

8'1" x 5'10" (2.48 x 1.80)

This contemporary styled shower room is fitted with a large walk in shower cubicle has a glass sliding door and a hand head and rain fall shower heads, a wall mounted vanity unit and a low flush wc. White modern Victoria style radiator. The walls are finished in a contrasting dark grey Mermaid water proof boarding. Vinyl flooring. Double glazed window. Inset spot lights to a white uPVC ceiling.



SHOWER ROOM/WC

Additional photo



OUTSIDE

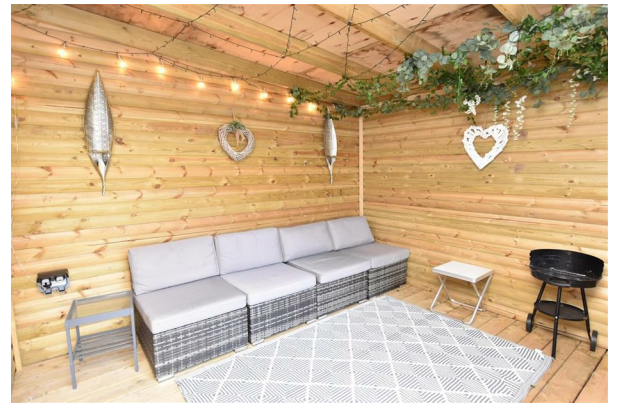
THE GARDENS

The property stands on an excellent sized plot with the large WEST facing front garden is mainly gravelled with artificial lawned area either side together with a slabbed drive providing excellent off road parking. The chalet has views towards established trees which a lovely back drop during the summer months while enjoying Alfresco entertaining within the substantial covered porch. To one side of the chalet is a large timber decked area which extends to the rear both are positioned to maximise both morning and afternoon sun during the summer months. Outside lighting.



UNDER COVER SEATING AREA

With electric light and power this under seating area is perfect for additional entertaining.



THE GARDENS

Additional photo



FRONT PORCH



FRONT PORCH



FRONT GARDEN PHOTOGRAPH



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold for a period of 65 years from 1st January 2019 with the current annual ground rent being charged at £3818.08 inc VAT, in addition there is a service charge which is currently £1010.88 inc VAT for the current year (these costs can change) and this includes water and sewerage. Confirmation / verification has been requested. Please consult us for further details.

OCCUPANCY

We can confirm the Holiday Homes on Humberston Fitties Holiday Park are for holiday use only. The Holiday Homes are not permitted to be used as a main or partial residence. It is a requirement that upon completion of a sale, a correspondence address provided to Tingdene Holiday Parks Ltd that differs from the Holiday Home address. The owners of the Holiday Home, will be required to, upon request, to provide Tingdene Holiday Parks Ltd with proof of residence, should this be requested at any time.

COUNCIL TAX

Band A

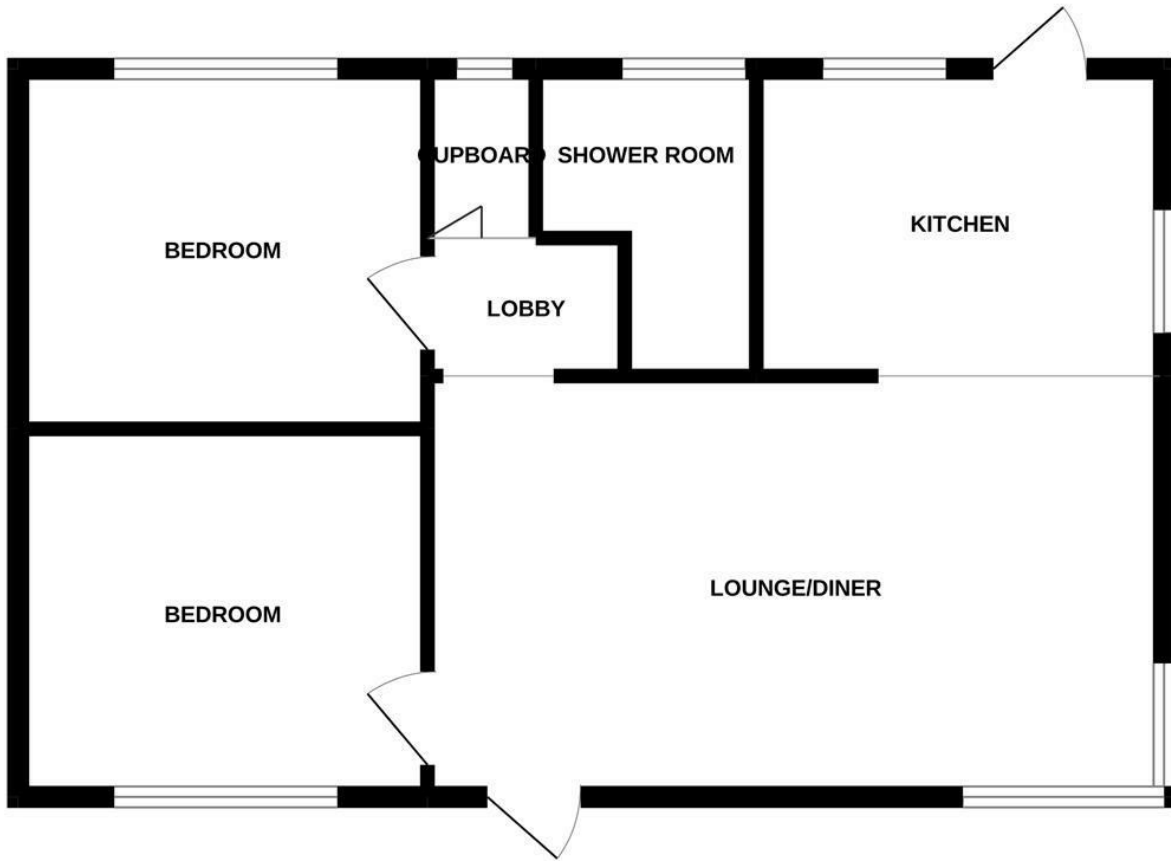
VIEWING ARRANGEMENTS

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

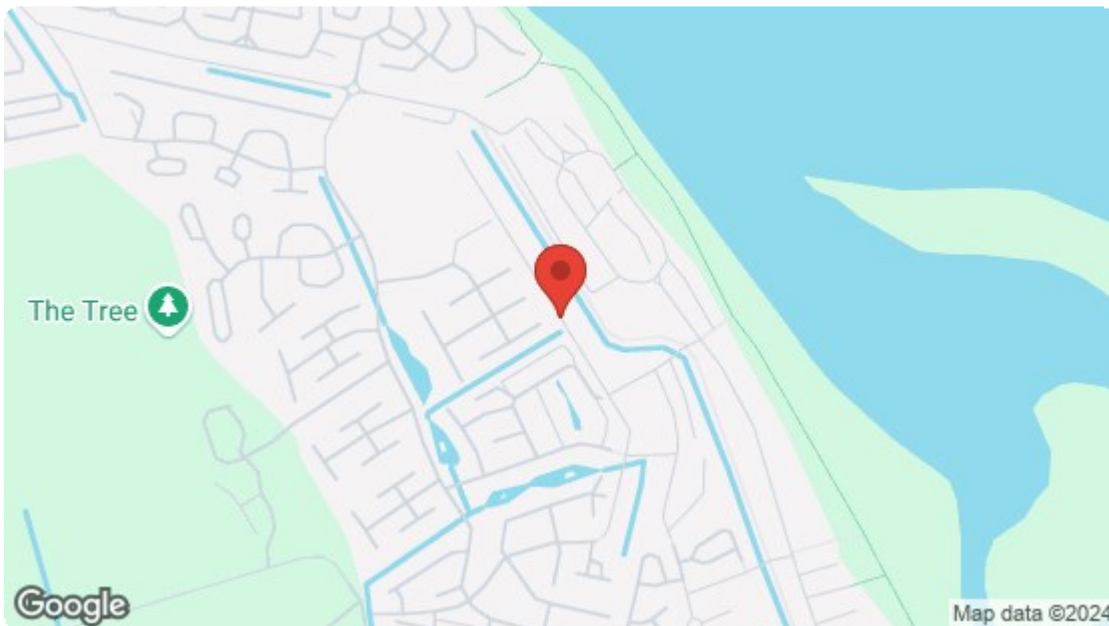
OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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) A			70
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.