



## 271 Antonys Bank Road, Humberston Fitties Humberston, N E Lincolnshire DN36 4EY

Located on the popular Humberston Fitties which is within walking distance of the unspoilt beach and the Yacht Club is this TWO BEDROOM DETACHED CHALET, ideal for a holiday home or a small business. The accommodation includes: Good sized lounge, modern fitted kitchen, utility porch, two double bedrooms and a shower room/wc. Extensively double glazed. Wall heaters plus a wood burner to the lounge. Front and rear gardens including a timber summer house and an under covered eating area.

- FABULOUS LOCATION
- CLOSE TO THE BEACH
- DETACHED HOLIDAY CHALET
- LOUNGE
- FITTED KITCHEN
- TWO BEDROOMS
- SHOWER ROOM/WC
- FRONT AND REAR GARDENS
- OUTSIDE EATING AREAS
- SHELTERED VIEWS TO THE FRONT

**Offers Around £115,000**



## DRAFT DETAILS

PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

### LOUNGE (FRONT)

17'8" x 12'4" (5.39 x 3.76)

Approached via a uPVC door, the lounge is the heart of chalet having a double glazed window to the front elevation, stylish laminated flooring and striking tongue and groove boarding to the ceiling. The focal point of this room is the black cast iron wood burner which stands on a black slate plinth. All doors to the other rooms leads off the lounge.



### LOUNGE

Additional photo



### FITTED KITCHEN

8'0" x 11'5" (2.44 x 3.50)

Fitted with a range of contemporary styled white high gloss base and wall units having wooden block work surfaces inset with a stainless steel sink unit with space beneath for washing machine, slimline dishwasher etc. Bronze effect splash backs. Included in the sale are the gas hob with an extractor fan and an electric built in oven. Double glazed window to the front elevation. Laminate flooring. Tongue and groove ceiling. Door leads into the utility porch.



## FITTED KITCHEN

Additional photo



## UTILITY PORCH

10'5" x 3'5" (3.20 x 1.06)

uPVC window and door. Vinyl flooring.

## BEDROOM 1 (REAR)

9'1" x 9'6" (2.79 x 2.92)

Double glazed window. Bank of wardrobes providing hanging space. Wall mounted electric heater. Tongue and groove ceiling. Laminate flooring.



## BEDROOM 1

Additional photo



## BEDROOM 2

Double glazed window.

## SHOWER ROOM/WC

6'9" x 6'0" (2.08 x 1.84)

Fitted with a shower cubicle, a vanity unit and a low flush wc. The walls are finished in Aqua board or similar. Wall mounted a Britony water heater. Laminated flooring. Double glazed window.



## OUTSIDE

## THE GARDENS

The property has front and rear gardens with the fore garden being accessed via double wooden gates on to the pebbled driveway which provides off road parking, this garden is lawned and included in the sale is the timber summer house. The timber steps leads up to the front porch which is west facing and ideal to catch the evening sun during the summer months. The rear garden has a raised outdoor eating area, a garden store together with a covered open Alfresco seating area again west facing.



## UNDER COVER ALFRESCO AREA



## FRONT GARDEN



## 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

The site runs on a 10 month occupancy and during the months of January and February the chalets can only be used during daylight hours.

## COUNCIL TAX BAND

Council Tax Band A

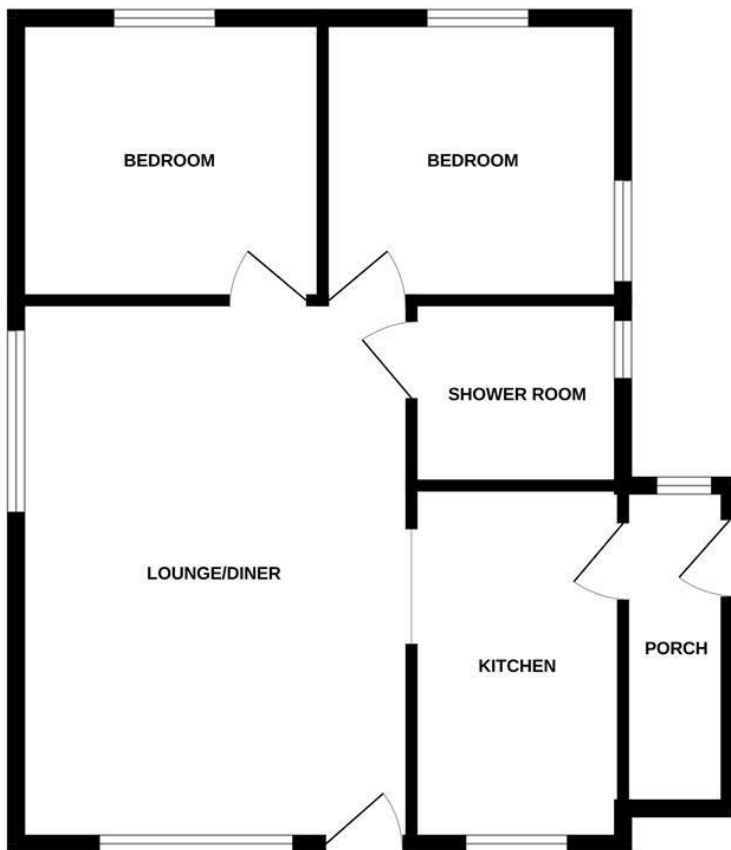
## VIEWING ARRANGEMENTS

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

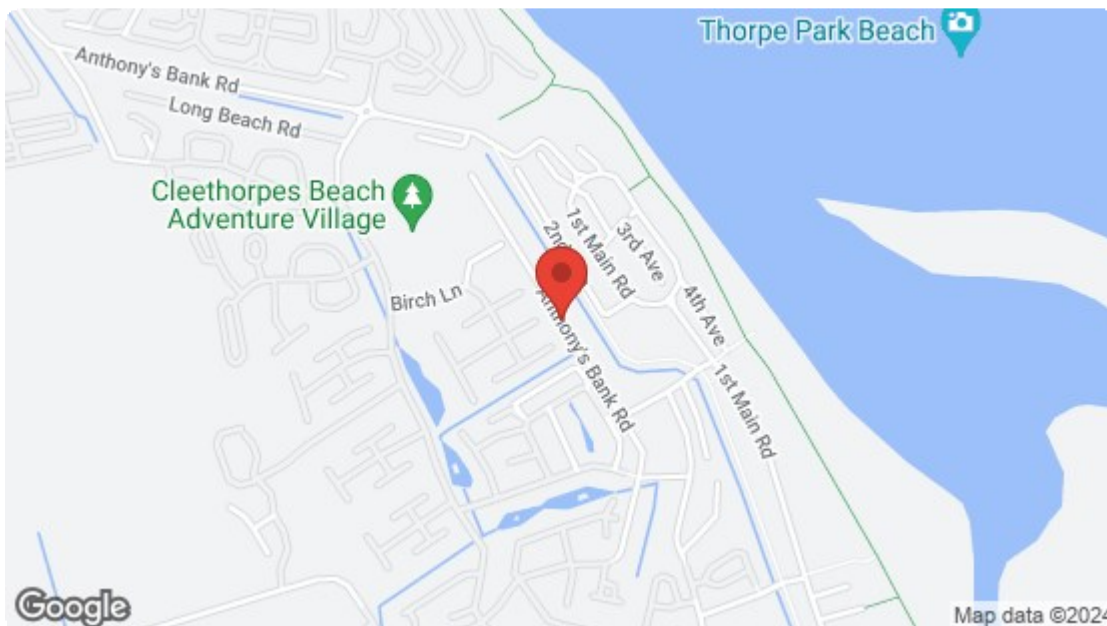
## OPENING TIMES

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> 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.