



## 162 Humberston Fitties Humberston, North East Lincolnshire DN36 4HE

Situated on the very popular location known as The Fitties which comprises a development of holiday chalets which are within walking distance of the renown Yacht Club and the fabulous unspoilt beach of Humberston. The property is ideal for a second home or a holiday let and has been refurbished by the current owners to now include: Side entrance, good sized lounge/dining kitchen, master bedroom with en suite shower room/wc plus two further bedrooms and a second bathroom/wc. Electric central heating, remote controlled security system including security lights, upgrading of the electrical system. Brand new WEST facing raised decking area. Total redecoration. Furniture included.

- SUPERB CHALET
- LOUNGE/DINING/KITCHEN
- THREE BEDROOMS
- EN SUITE & BATHROOM/WC
- ELECTRICAL CENTRAL HEATING
- SECURITY LIGHTING
- FABULOUS WEST FACING RAISED DECKING
- ALL FURNITURE INCLUDED
- FLOOR COVERINGS & BLINDS INCLUDED IN THE SALE



**Realistic Offers Considered**  
**£115,000**

## ACCOMMODATION

## MEASUREMENTS

All measurements are approximate.

## GROUND FLOOR ONLY

### MASTER BEDROOM

#### SIDE ENTRANCE

Approached via new timber staircase with matching balustrade via a double glazed entrance door. This entrance has open access into the lounge with doors leading to all bedrooms and the main bathroom. Vinyl flooring. Vertical radiator, Floor to ceiling cupboard housing the electric heating controls, alarm etc.

#### LOUNGE/DINING/KITCHEN

19'5" x 10'10" (5.92 x 3.31)

This open plan living space has three timber double glazed windows and a vertical radiator. The kitchen area is fitted with a range of cream modern base and wall cupboards including an electric oven and hob with an extractor above. The contrasting work surfaces are inset with a stainless steel sink unit. Included in the sale are the fridge/freezer and the washing machine. Herringbone flooring.



### KITCHEN AREA



### MASTER BEDROOM

17'10" max x 11'11" (5.44 max x 3.65)

An excellent sized main bedroom having double glazed french doors opening onto the rear raised decking area. Radiator.



### **EN SUITE SHOWER ROOM/WC**

6'5" x 5'1" (1.98 x 1.57)

Fitted with a suite in white comprising a pedestal wash hand basin, a low flush wc and a tiled shower cubicle with an electric shower and curtain. Double glazed window. Vinyl flooring. Radiator.



### **BEDROOM 2**

8'9" x 7'5" (2.68 x 2.27)

Double glazed window. Radiator.



### **BEDROOM 3**

7'6" x 9'4" (2.29 x 2.85)

Two double glazed windows. Access to roof space. Radiator.



### **BATHROOM**

6'6" x 6'10" (2 x 2.1)

Fitted with a suite in white comprising a free standing bath including a hand held shower spray, a pedestal wash hand basin and a low flush wc. Double glazed window. Radiator. Aqua boarding splash backs. Vinyl flooring.



## OUTSIDE

The property stands on a good sized plot which is enclosed by relatively new timber fencing including double gates to allow on site parking. The west facing rear garden includes a fabulous raised timber decking area ideal for Alfresco dining and a hot and cold outside shower. Included in the sale is the substantial timber garden shed.



## TIMBER RAISED DECKING



## TIMBER GARDEN SHED



## 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

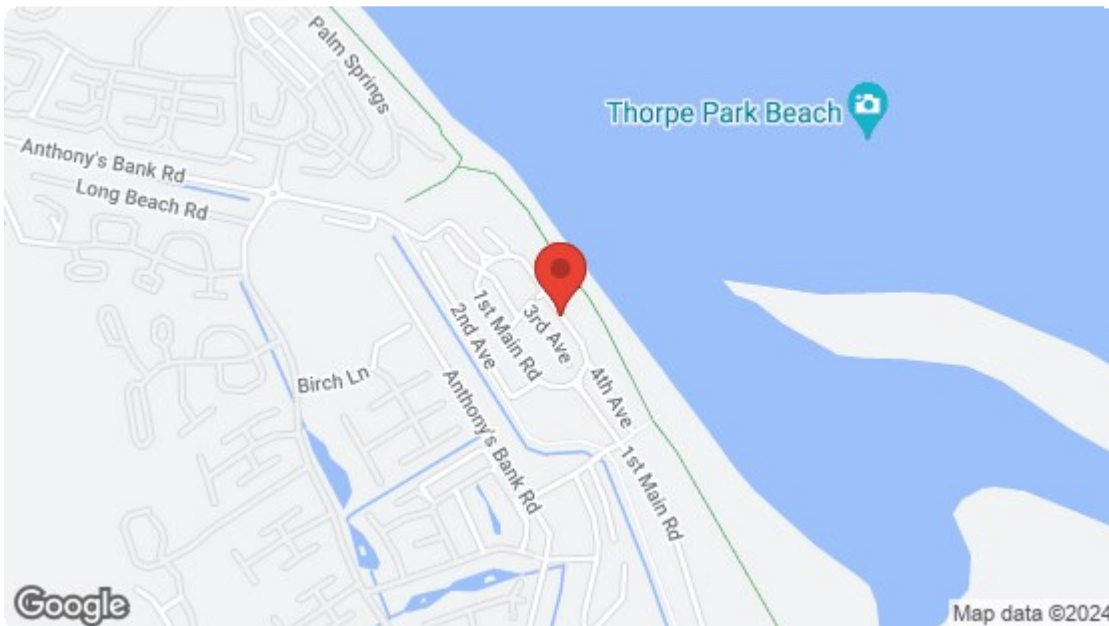
The site runs on a 10 month occupancy and during the months of January and February the chalets can only be used during daylight hours.

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		24	52
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.