

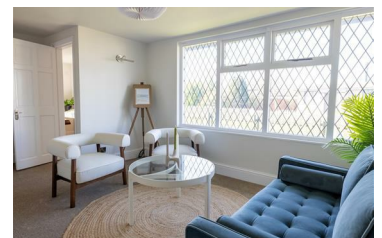


## 318B Humberston Fitties Humberston, North East Lincolnshire DN36 4HA

\*\*\* A GREAT OPPORTUNITY TO PURCHASE THIS LOVELY HOLIDAY CHALET \*\*\* This turn key property is of wood construction and is situated on the very popular location known as The Fitties nestled within walking distance of the renowned Yacht Club and the fabulous natural beach of Humberston. The property is ideal for a second home or a holiday let and can be occupied for 10 months of the year. The property has undergone a refurbishment project to create the ideal retreat with the accommodation comprising of; Rear entrance into the dining kitchen, reception hall with ideal space for an arm chair to enjoy the views over the garden, lounge, three double bedrooms and shower room. Having picket fenced gardens with double gates leading to the shingle driveway that provides off road parking for several vehicles. The gardens are mainly laid to lawn with mature planting. Viewing is highly recommended offer for sale with NO FORWARD CHAIN.

- THREE BEDROOM  
DETACHED HOLIDAY  
CHALET
- BREAKFAST KITCHEN
- LOUNGE
- FENCED GARDENS
- OFF ROAD PARKING
- NO FORWARD CHAIN

**Chain Free £85,000**





## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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## ENTRANCE

Accessed via uPVC double glazed French doors to the rear of the property.

## BREAKFAST KITCHEN

11'7" x 8'8" (3.55 x 2.66)

The breakfast kitchen benefits from a range of beech effect base units with newly fitted work surfaces and modern panelled splashbacks incorporating an inset composite sink, electric hob and new electric fan assisted oven and washing machine. Ample space for a fridge freezer and finished with two wall mounted display units, down lights to the ceiling and solid wood flooring. Open to the seating area.



## BREAKFAST KITCHEN



## BREAKFAST KITCHEN



## SEATING AREA

10'5" x 5'11" (3.18 x 1.82)

This handy space provides plenty of room for an arm chair to relax with views over the garden. Finished with solid wood flooring and dual aspect windows.



### **SHOWER ROOM**

5'9" x 5'8" (1.77 x 1.75)

The shower room benefits from a white three piece suite comprising of; Corner shower with curved glazed screens and electric shower, pedestal hand wash basin and low flush wc. Finished with Aqua panelled walls, solid wood flooring, wall heater and window to the side aspect.



### **LOUNGE**

16'11" x 11'6" (5.16 x 3.53)

Having a large window to the front aspect, newly fitted carpeted flooring and composite fire surround with inset electric fire.



### **LOUNGE**



### **INNER HALL**

Having newly fitted carpeted flooring and storage cupboard.

### **BEDROOM ONE**

18'6" x 9'7" (5.64 x 2.94)

The largest of the three bedrooms is to the rear of the property with three windows over looking the garden. Newly fitted carpeted flooring and built in storage cupboard.



### **BEDROOM TWO**

11'7" x 10'6" (3.54 x 3.21)

The second double bedroom has dual aspect windows, newly fitted carpeted flooring and built in storage cupboard.



### BEDROOM THREE (L-Shaped)

13'11" x 10'4" (4.25 x 3.17)

The third double bedroom has a window to the side aspect and carpeted flooring.



### BEDROOM THREE (L-Shaped)



### OUTSIDE

#### GARDENS

The property stands with picket fenced boundaries and double wooden entrance gates leading to a shingle driveway providing off road parking for several vehicles. Having wrap around lawn gardens with paved pathways. To the rear of the property is a covered decked patio area ideal for lazy sunny afternoons. The rear garden is laid to lawn with mature shrubs, bushes and well stocked borders.



#### GARDENS



## GARDENS



## TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

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.

## COUNCIL TAX BAND & EPC RATING

Council Tax Band - A  
EPC - G

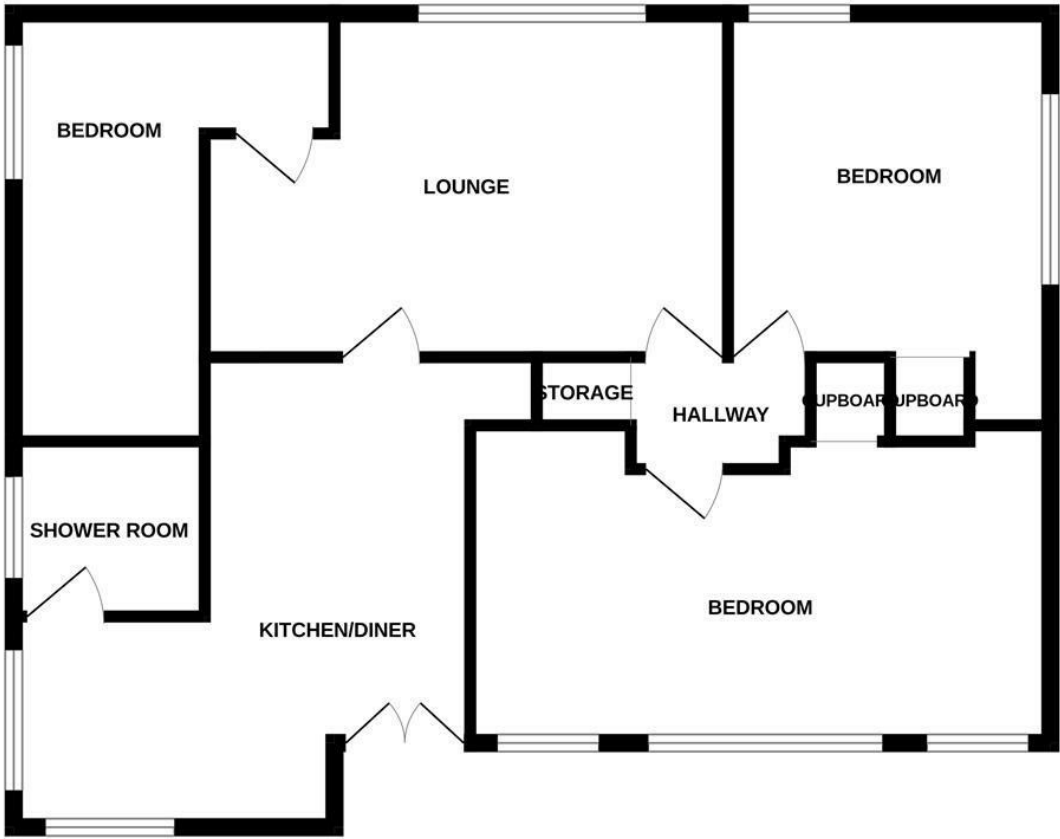
## VIEWING ARRANGEMENTS

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

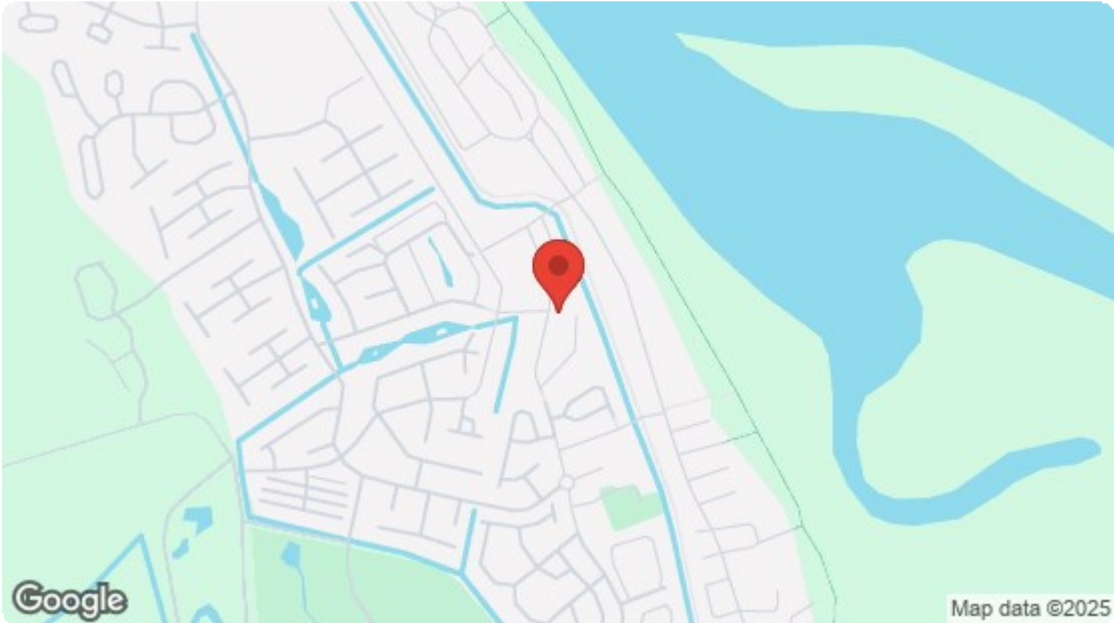
## OPENING TIMES

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 herein, 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	8	27
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 firms 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.