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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



19 The Point Sea View
Street
Cleethorpes
DN35 8EU

Offers in the Region Of
£425,000

Coming to the market with NO FORWARD CHAIN is this remarkable never lived in, twenty year old three bedroom fourth floor apartment. Originally designed to be two apartments, the owners have reconfigured the double space into a wonderful 'one off' luxury apartment having no less than 5 balconies. The apartment boasts standard refinements like underfloor heating, sound systems in each room, glass frosted doors and brushed steel sockets to name a few with stunning fitted kitchen with integral appliances plus sliding frosted doors to the lounge diner, beautiful modern shower room and master en suite bathroom. The apartment has lift access to the fourth floor, through well presented communal areas with the key selling feature being the stunning views to both the Humber Estuary and the rear over Cleethorpes and the Wolds. The property comes with allocated secure parking space and is close to amenities and transport links plus of course the beautiful Cleethorpes promenade!

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

A spacious L shaped entrance hall has large built in storage cupboards with sliding doors, cream tile effect vinyl flooring, off white decor to coving, 7 down lights and under floor heating.

Lounge dining room

19' 7" x 24' 5" (5.97m x 7.44m)

A large open plan lounge dining space offers generous living space defined by a light carpet area for the living area and a cream tile effect vinyl floor. The room has four uPVC windows on two elevations with two glass doors to front balconies and glass window and sliding door to another side balcony. The room has under floor heating, light grey painted walls with feature fuchsia pink chimney with electric fire place. The room has fitted blinds to all of the windows, twenty one down lights and stunning views to die for to the Humber Estuary through the large picture window to the front.

Kitchen

10' 9" x 9' 1" (3.27m x 2.77m)

The beautiful fitted kitchen gloss kitchen has a generous offering of wall and base units to three sides with granite effect work tops and splash back returns over. Integral appliances include, microwave, oven grill, electric hob with extractor over, dishwasher, washing machine and low level fridge and freezer. The room has high and low level mood lighting, splash back tiling, white decor to coving, grey tiled floor, under floor heating and three full height

sliding doors into the open plan lounge dining room, allowing the kitchen to be closed off or open plan.

Sun room

6' 7" x 15' 1" (2.00m x 4.59m)

Coming off the back of the the second bedroom which could also be used as a reception room, this room is flexible in its use. The room is fully enclosed with uPVC windows and sliding door with down lights and connecting bi-folding doors to the master bedroom balcony.

Study / Bedroom Four

6' 7" x 9' 5" (2.00m x 2.86m)

The study again is flexible in its use but is currently fitted out as a study with a bespoke collection of cupboards, draws and desk space. The room has a Juliet Balcony to the side with full length window and sliding door, the room has biscuit colour carpet, green decor to coving, under floor heating and down lights.

Bedroom One

13' 9" x 15' 11" (4.18m x 4.85m)

The master bedroom is the largest as you would expect with a selection of built in wardrobes to two sides of the room. The room has under floor heating, cream carpet, off white decor to coving, uPVC full length window and sliding door to the balcony with fitted wood blinds and pendant light.

En suite

14' 10" x 6' 11" (4.51m x 2.11m)

The en suite is a stunning room with large walk in shower to one side with full height glass shower screen, a double vanity sink with fitted mirrors, floating WC and free standing feature bath. The room has light brown splash back tiling with striped wallpaper, tiled floor with under floor heating, two frosted uPVC windows with blinds, chrome towel radiator and seven down lights.

Bedroom Two

12' 10" x 13' 5" (3.91m x 4.09m)

The second bedroom as already mentioned could be used as another reception room depending on the needs of the owner. The room has uPVC window to the side with blinds, bi-folding uPVC doors to the sunroom and on to the balcony. The room has green carpet, white decor to coving, under floor heating and 8 down lights.

Bedroom Three

11' 9" x 10' 10" (3.59m x 3.29m)

The third bedroom is a double bedroom with uPVC window and blind to the side elevation. The room has blue carpet, white decor to coving, pendant light, under floor heating and built in storage with sliding doors.

Family shower room

6' 2" x 7' 7" (1.89m x 2.30m)

The family shower room has large walk in shower with glass screen, floating WC, circular shaped vanity sink, light brown tiled floor and walls, black decor, chrome towel radiator, under floor heating, chrome radiator and extractor.

Front left balcony

5' 6" x 6' 1" (1.67m x 1.86m)

Decked balcony to the front left of the property with access off the living dining room.

Front right balcony

5' 6" x 7' 3" (1.67m x 2.22m)

Decked balcony to the front right of the property with access off the living dining room.

Side balcony

A smaller balcony to the side giving views towards Humberston with glass and metal railed balustrade.

Rear balcony

7' 10" x 17' 2" (2.40m x 5.22m)

The rear balcony leads from the sun room onto this large sun terrace which is covered above with uPVC windows to the sides. The lower part of the sides and rear has a glass and metal balustrade.

Bedroom balcony

6' 7" x 12' 5" (2.00m x 3.79m)

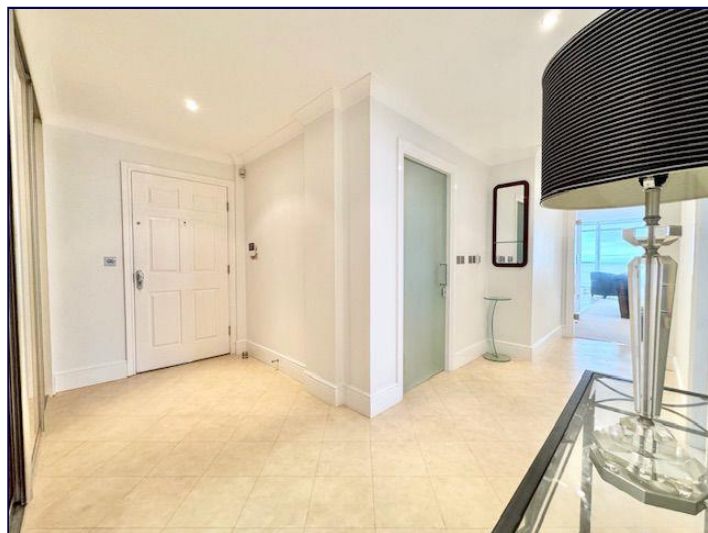
The bedroom balcony is covered from above with down lights. The area can be made open plan to the sun room with bi-folding doors.

Communal areas and lift

The communal areas within this development are well cared for and are always well maintained and cleaned. The entrance has intercom connection to the apartment which has just been renewed for a fully modernised up to date version. Access can be gained from the very bottom level of the apartment development to all floors via the lift.

Private allocated parking

An allocated parking space is designated for this and every apartment in the secure fob entry car park to the rear of the development.



Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

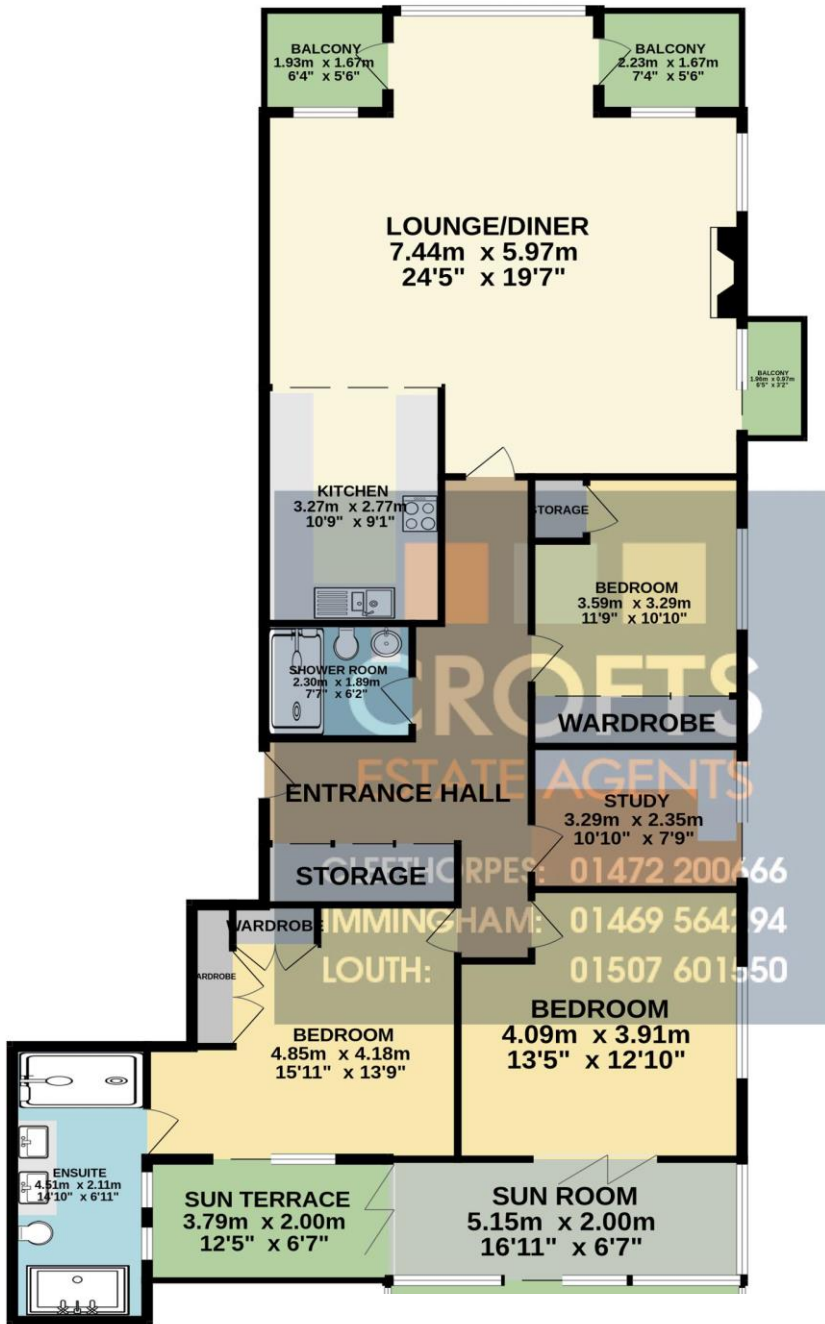




OPEN 7 DAYS A WEEK

Monday to Thursday 9am to 5.30pm (Tuesday opening 9.30am)
Friday 9am to 6.00pm
Saturday 9am to 3.00pm
Sunday 11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
159.3 sq.m. (1715 sq.ft.) approx.



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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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