

Buy. Sell. Rent. Let.



Humberston Fitties, Humberston



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When it comes to
property it must be


lovelle



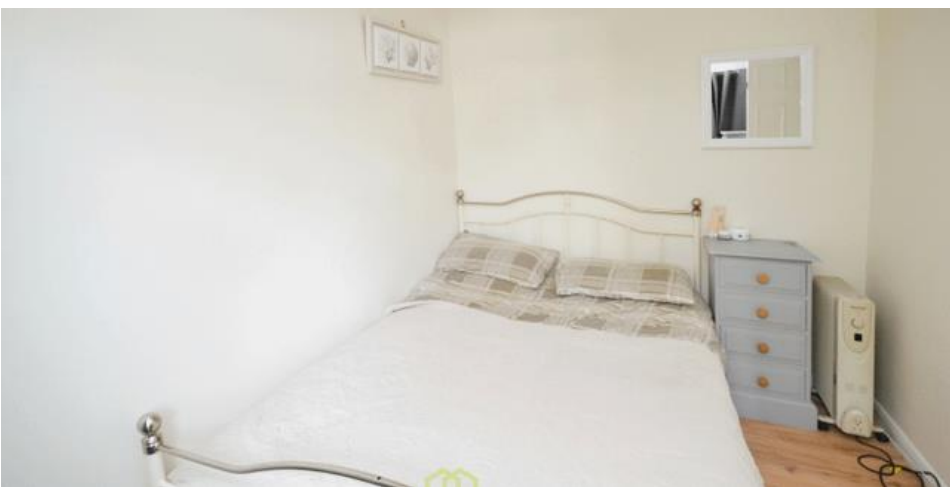
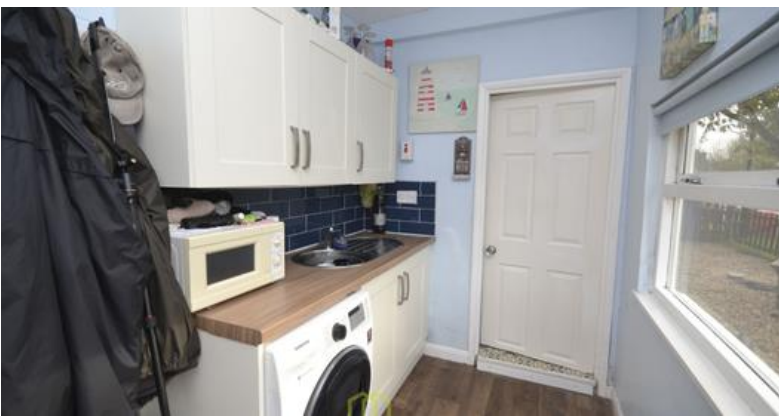
£58,950



This charming two-bedroom detached chalet bungalow, offered with ****no forward chain****, is perfectly positioned on the highly desirable Second Avenue, just a short stroll from the beachfront.

Key Features

- Well Presented Detached Holiday Chalet
- Popular Seaside Location
- Lounge and Galley Kitchen
- Two Double Bedrooms
- Modern Shower Room
- Off Road Parking
- Gardens to the Front, Side & Rear
- EPC rating E
- Tenure: Leasehold





This charming two-bedroom detached chalet bungalow, offered with ****no forward chain****, is perfectly positioned on the highly desirable Second Avenue, just a short stroll from the beachfront. Set on a generous plot within the sought-after Fitties development, this property is ideal as a holiday retreat or a smart investment opportunity for a holiday let, with ten-month residency permitted.

The property features a galley-style kitchen at the front, fitted with cream units, wood-effect worktops, and a blue splashback. The kitchen includes a circular sink drainer, and there is space for a cooker, tall fridge freezer, and washing machine. It benefits from wood-effect vinyl flooring, two double-glazed windows, and a stable door leading to the front.

At the heart of the home is a cosy lounge with a full-length window and sliding uPVC door, allowing plenty of natural light. An attractive fire surround with an electric fire adds to the welcoming feel. The two double bedrooms, both positioned to the rear of the property, offer ample space and feature uPVC double-glazed windows and wood-effect laminate flooring.

The shower room, located at the front, boasts a modern white suite, including a vanity unit, WC, and a corner shower enclosure with tiled walls and a frosted window.

The outdoor space offers low-maintenance living with a rear garden laid to a slabbed patio, and there is room for a large timber shed. The garden is bordered by timber fencing, tall conifers, and grass screening for added privacy. The side garden is gravelled, providing ample parking for several cars, a camper van, or a caravan. A well-maintained hedge lines the side boundary, with timber picket gates leading to the front. The front garden is also gravelled for easy maintenance, with a slabbed path to the entrance, and a picket fence and gate providing charming curb appeal.

This property on the ever-popular Fitties development is sure to attract interest, whether for long stays, weekend getaways, or as an investment.

Kitchen

6.33m x 1.75m (20'10" x 5'8")

Living Room

3.68m x 3.01m (12'1" x 9'11")

Bedroom

2.96m x 2.21m (9'8" x 7'4")

Bedroom

2.94m x 2.17m (9'7" x 7'1")

Shower Room

1.69m x 1.69m (5'6" x 5'6")

Lease Information

The vendors advise that there is approx. 59 years left on the lease. Ground Rent is £302.15 per month and the service charge is £75.15 per month.

Location

The property is ideally located close to Cleethorpes town centre where you will find the shopping areas of Sea View Street and St Peters Avenue. The Seafront has many attractions, including restaurants/bistros, wine bars and Cleethorpes golf course.

Broadband

Standard 4Mbps (download speed) 0.6 Mbps (upload speed)

Council Tax Information

The Council Tax Band for this property is A. This information was obtained in October 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

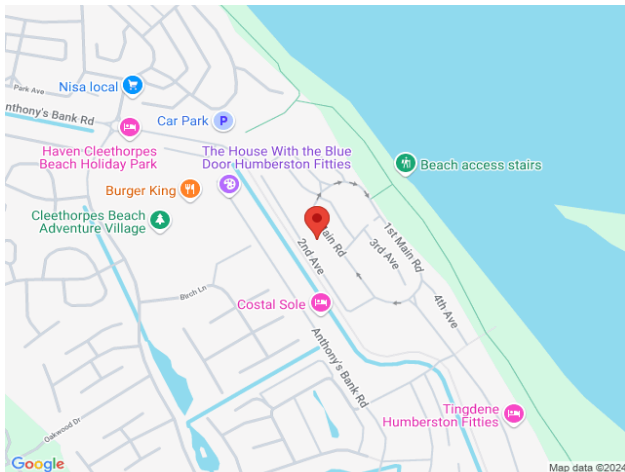
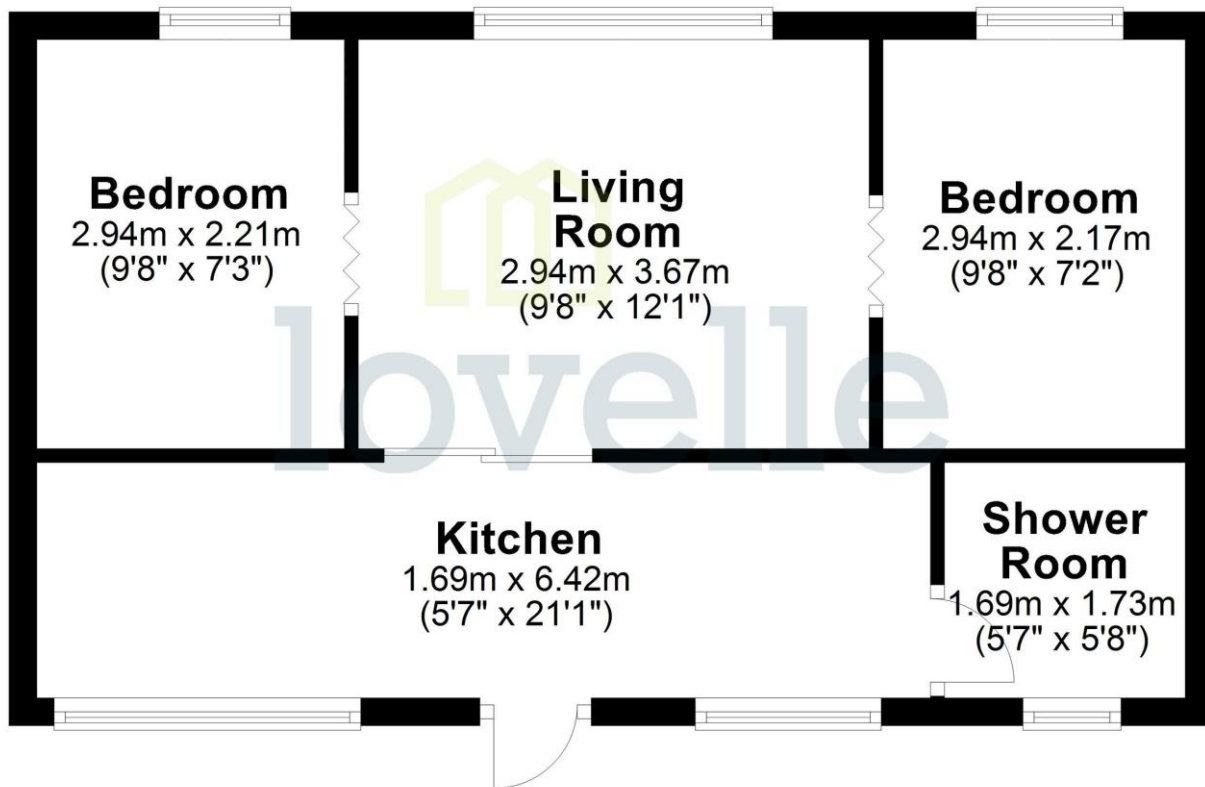
All mains services (with the exception of Gas) are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representation of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	41 E	
21-38	F		
1-20	G		

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