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



Flat 2 22 Kingsway
Cleethorpes
DN35 8QL

Offers in the Region Of £182,500

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Property Description

Crofts are delighted to present this exceptional two-bedroom first-floor apartment, superbly positioned opposite the seafront and just a short stroll from an excellent selection of cafés, restaurants and local amenities. Beautifully refurbished and impeccably presented throughout, this stylish home offers elegant, move-in-ready accommodation, ideal for professionals, downsizers or those seeking a premium coastal lifestyle. Highlights include a contemporary dining kitchen, new carpets, tasteful décor, modern electric heating, uPVC double glazing and a Juliet balcony. The accommodation comprises a bright lounge opening into the stunning dining kitchen, two bedrooms, a well-appointed bathroom and an inner hallway, with the spacious principal bedroom enjoying a peaceful rear aspect. Completing the package is the rare benefit of an allocated parking space to the rear. A truly impressive coastal home combining location, style and convenience. Early viewing is highly recommended.

Communal Hallway

Neutrally decorated, the communal hallway offers a secure intercom entry system. Stairs leading upwards to this lovely first floor flat.

Entrance hall

7' 1" x 5' 7" (2.15m x 1.71m)

A welcoming entrance hallway finished with contemporary wall panelling and neutral décor, creating an attractive first impression. The hallway provides access to the principal accommodation and benefits from a useful built-in storage cupboard, offering excellent space for coats, household items and additional storage needs.

Lounge

14' 2" x 10' 2" (4.33m x 3.09m)

A bright and stylish reception room enjoying excellent natural light through uPVC double-glazed French doors opening to a Juliet balcony. The room benefits from attractive views towards the beach and estuary, creating a wonderful coastal outlook. A contemporary feature media wall with inset electric fire provides an attractive focal point, while the neutral décor and fitted carpet enhance the sense of space. Open archway access leads through to the kitchen, making this an ideal space for both relaxing and entertaining.

Kitchen diner

14' 6" x 11' 3" (4.42m x 3.44m)

A beautifully appointed dining kitchen, thoughtfully designed with a range of contemporary shaker-style units in a soft sage finish, complemented by sleek quartz-effect work surfaces and contrasting matt black fittings. Featuring integrated cooking appliances, ample storage and attractive subway-tiled

splashbacks, the space offers both style and practicality. Integrated appliances included fridge freezer, dishwasher oven and hob. Electric radiator. Generous proportions provide ample room for dining, while recessed lighting and a large window create a bright and inviting atmosphere, perfect for everyday living and entertaining alike.

Bedroom Two

10' 10" x 7' 1" (3.30m x 2.15m)

A well-presented single bedroom featuring a uPVC double-glazed window to the front elevation, neutral décor and fitted carpeting. An ideal child's bedroom, nursery, home office or dressing room, benefiting from electric heating and ample space for bedroom furnishings.

Inner hallway

Leading from the dining kitchen, the rear inner hallway benefits from natural light via a side window and provides access to the private bedroom and bathroom accommodation, adding a sense of separation and privacy from the main living space.

Bedroom One

17' 11" x 9' 10" (5.46m x 3.00m)

A generously proportioned double bedroom presented in neutral tones and benefiting from fitted carpeting, recessed ceiling spotlights and a side aspect window providing natural light. The room features built-in double wardrobes offering excellent storage and an attractive slatted wood feature wall, creating a stylish focal point. A comfortable and inviting principal bedroom with ample space for a range of bedroom furniture. Modern electric heating.

Bathroom

12' 7" x 5' 11" (3.84m x 1.80m)

Beautifully appointed contemporary bathroom fitted with a white three-piece suite comprising a P-shaped panelled bath with mains-fed rainfall shower over and glazed shower screen, low-flush WC and vanity wash hand basin with useful storage beneath. Complemented by modern wall panelling, wood-effect flooring, recessed ceiling spotlights and a chrome heated towel rail, creating a stylish and practical family bathroom.

Parking

There is allocated parking off Segmere Street to the rear of the property.



Tenure

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

Services

All mains services with the exception of mains gas 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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

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

Mortgage Services

Our Mortgage Services Consultants can help you explore your mortgage and protection options by providing clear guidance on the home-buying process, including the costs involved and advice on how much you can afford to borrow. They can also help you find the right mortgage by comparing thousands of deals from a panel of high street and specialist lenders.

Any fees payable will be explained in your initial no-obligation appointment, before you choose whether to use our Mortgage Services.

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

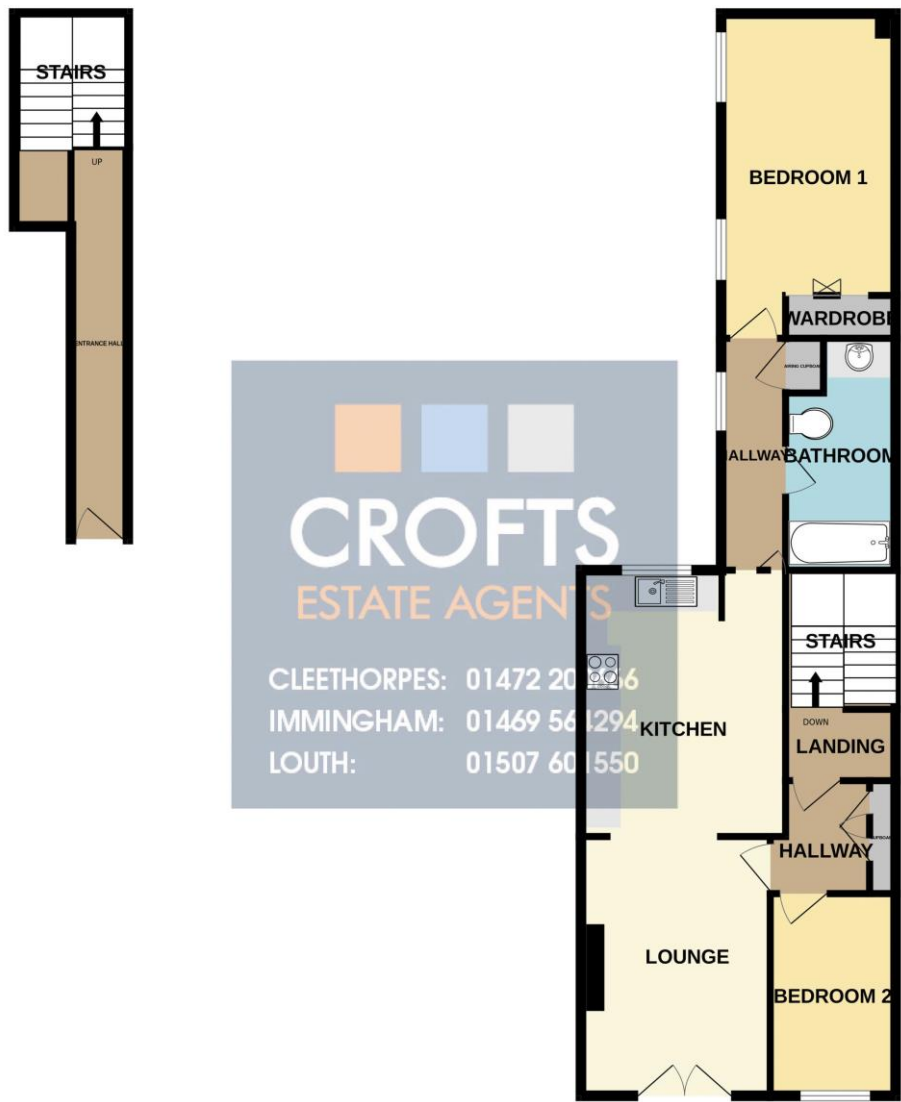
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.





Monday to Friday
Saturday
Sunday

9am to 5.30pm (Tuesday opening 9.30am)
9am to 3.00pm
Closed



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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