



Kings Mews, Cleethorpes, DN35 0PG

FOR SALE - £119,950

CanTERS

Chartered Surveyors

A superb opportunity for those looking for a second home or potential investment within the much sought after and popular coastal town of Cleethorpes. This two-storey maisonette, located within a block-paved, courtyard-style development which is only a short walk from the beach. Kings Mews is situated off North Sea Lane and is conveniently positioned for an abundance of nearby amenities and facilities, which include the seafront, Cleethorpes Golf Course, Meridian Showground, Meridian Point Retail Park, cinema, boating lake, together with other coastal attractions. A bus stop is conveniently located from approximately 50 metres from the property. Sea View Street and St Peter's Avenue are approximately two miles distant and offer a wide variety of shops and convenience stores, together with wine bars and eateries.

The accommodation benefits from uPVC double-glazed windows and modern, new wall-mounted electric heaters which can be operated remotely via Wi-Fi, and briefly comprises: a kitchen with a store/study off to the ground floor, with an open-plan living/bedroom area and bathroom to the first floor. The boiler is newly installed and is supplied with a warranty approximately three years from December 2025.

Kitchen 2.44m x 4.50m (to cupboards) uPVC double-glazed doors and two uPVC double-glazed windows overlook the courtyard. Fitted with a range of white high-gloss base units with contrasting wood-effect worktops, incorporating a stainless steel drainer sink unit with mixer tap over. There is space for both a washing machine and fridge, together with a new built-in oven and four-ring electric hob. Tiled splashback and wood-effect lino flooring. Wall-mounted electric heater and access to the store/study.

A return spiral staircase leads to the first-floor accommodation.

Store / Study 2.66m x 1.79m With panelled ceiling and wall-mounted electric heater. This room previously formed part of the garage.

Open Plan Living / Bedroom 5.38m x 3.60m Featuring a Velux rooflight and two windows to the front elevation, together with a wall-mounted electric heater.

Bathroom With suite comprising: panelled bath with combination mixer tap and shower over, pedestal wash hand basin, and low-flush WC. Part-tiled walls and Velux rooflight.

Store 3.50m x 2.66m With two timber doors, light and power, and previously forming part of the garage.

Tenure We are verbally advised that the property is of freehold tenure, and we are awaiting formal confirmation from the vendor's solicitor.

Council Tax Band: 'A' NB: This can be reviewed by the Local Authority.

EPC Rating: 'E'

FURTHER INFORMATION AND TO VIEW:

Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

DISCLAIMER: This floor plan is for illustrative purposes only and not to scale; it should not be relied upon for accuracy. The image remains the intellectual property of Canters and should not be reproduced without consent.

NOTE: The vendor of this property is a connected person under the Estate Agents Act 1979

Property Management and Lettings

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Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 14/01/2026

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ADDITIONAL PHOTOS & PLANS



Kitchen



Kitchen



Open Plan Living / Bedroom



Open Plan Living / Bedroom



Store



Bathroom

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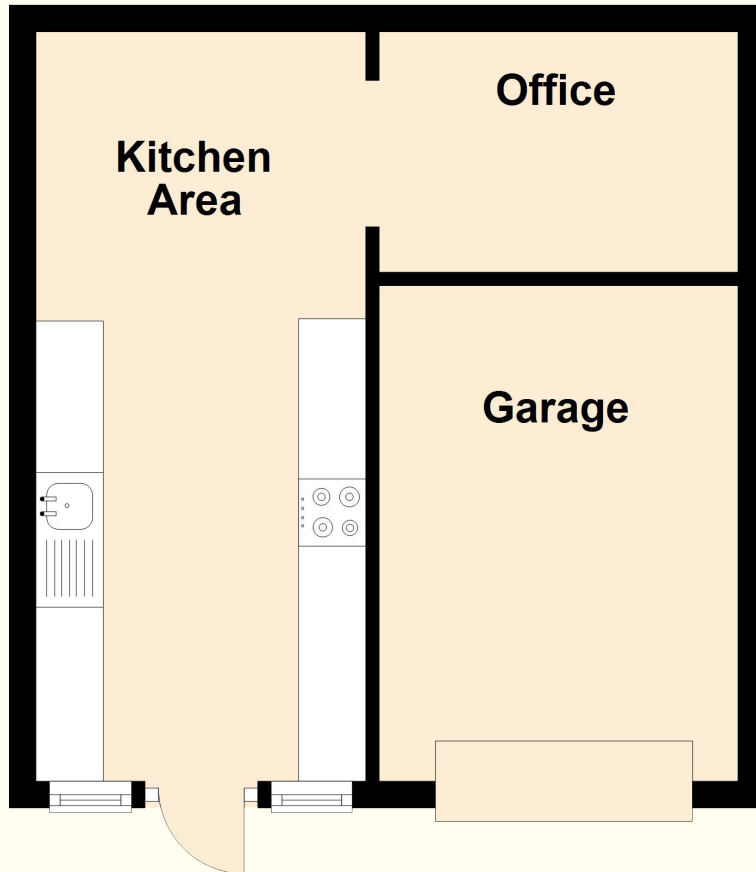
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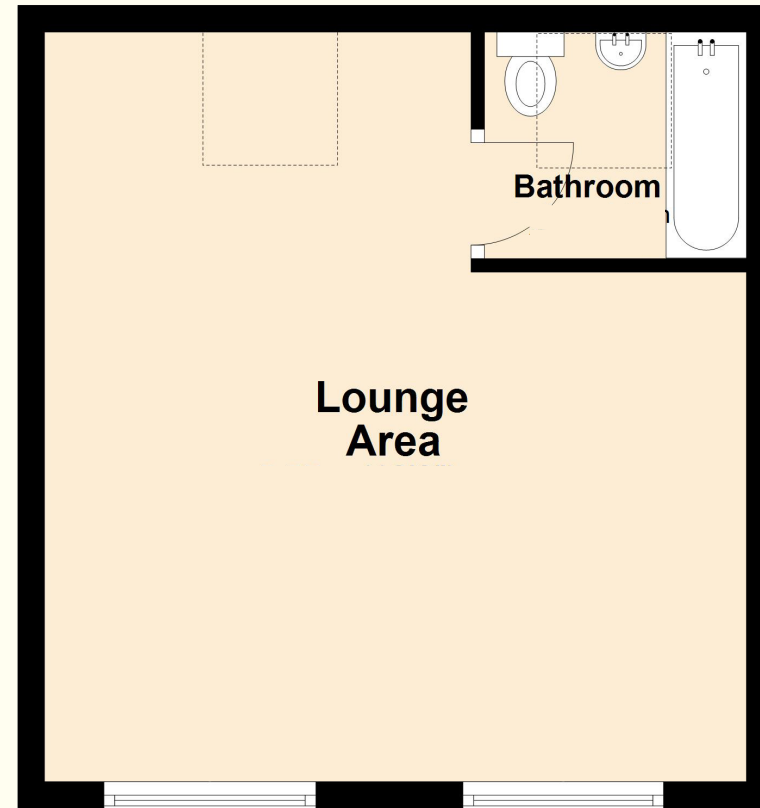
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ADDITIONAL PHOTOS & PLANS

Ground Floor



First Floor



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