Please note only part of the property shown is being offered For Sale.

The Point, Sea View Street, Cleethorpes, DN35 8EU

FOR SALE - £295,000

Canters

Chartered Surveyors

A superb purpose built Fourth Floor Apartment forming part of the prestigious development known as The Point occupying a prime position located on the corner of Sea View Street and High Cliff Road Cleethorpes ideally situated to enjoy the many and varied events held nearby.

The well planned and presented accommodation has many notable features including a unique Master Bedroom Suite combining bedroom, sitting and dressing areas together with an en-suite shower room. Well fitted kitchen, balconies, secured gated parking for one vehicle, Upvc double glazing, security alarm and an electric underfloor heating system.

The property is conveniently positioned for independent specialist shops, cafes and wine bars situated within Sea View Street and not far from St. Peters Avenue shopping district. Other nearby facilities include Cleethorpes Golf Club, Cleethorpes Boating Lake and a wide range of coastal attractions. No Forward Chain.

Communal Entrance
With security doors from Sea View Street and having both stairs and lift to the upper floors and a separate entrance from North Street.

Apartment 20

Hallway Having wood effect flooring, coats cupboard and airing cupboard. With a video entry security system and intruder alarm system.

Bathroom 2.28m x 1.97m With suite comprising; panelled bath with combination mixer tap and shower attachment over. Vanity unit having wash hand basin, concealed cistern WC, fitted cupboards and mirror. Tiling to the floor and mermaid boarding to the walls. Heated towel rail.

Lounge 5.07m x 3.81m Having coving to the ceiling, doors which open out onto the sun room and a further door leading out to a balcony.

Kitchen 5.46m x 4.77m Accessed from both the sitting room and hallway. Having a comprehensive range of fitted wall cupboards and base units with contrasting Corian worktops, matching upstands and incorporating a stainless single drainer sink unit with mixer tap over. Integrated appliances include a Neff stainless steel oven and hob with extractor over. Fridge/freezer, Miele washing machine, drinks fridge and a tumble dryer. Wood effect flooring to the ceiling and coving.

Master Bedroom Suite 4.94m x 2.70m plus 6.19m x 2.87m This lovely master suite comprises a bedroom with built in wardrobe and window overlooking the beach with double doors to a sitting and dressing area and ensuite shower room. The sitting area has a sliding door to the large balcony overlooking the promenade and beach and has twin double wardrobes and tv aerial point. Please note this suite could very easily be reconfigured to create two separate bedrooms.

En-Suite Having shower, vanity style wash hand basin and low flush WC. Tiling to the floor, walls and towel rail.

Outside There is a secure car park with the benefit of one allocated parking space which is accessed via a remote controlled security gate and a separate electric pedestrian gate.

Tenure We are verbally advised that the tenure of the apartment is leasehold. We are currently awaiting confirmation from solicitors.

Service Charge We are advised that to cover the insurance and maintenance of the building, the annual service charge is £1,900 payable in two instalments of £950 in January and July. For further information please contact this office.

Council Tax Band: To be confirmed NB: This can be reviewed by the Local Authority.

EPC Rating: 'B'

FURTHER INFORMATION AND TO VIEW
Viewing by appointment only, contact James Chisholm james@canters.co.uk 01472 356143.

Canters
www.canters.co.uk
01472 356143

Grimsby 12 Town Hall Street, DN31 1HN

Property Inspected: 07/08/2025

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DISCLAIMER:
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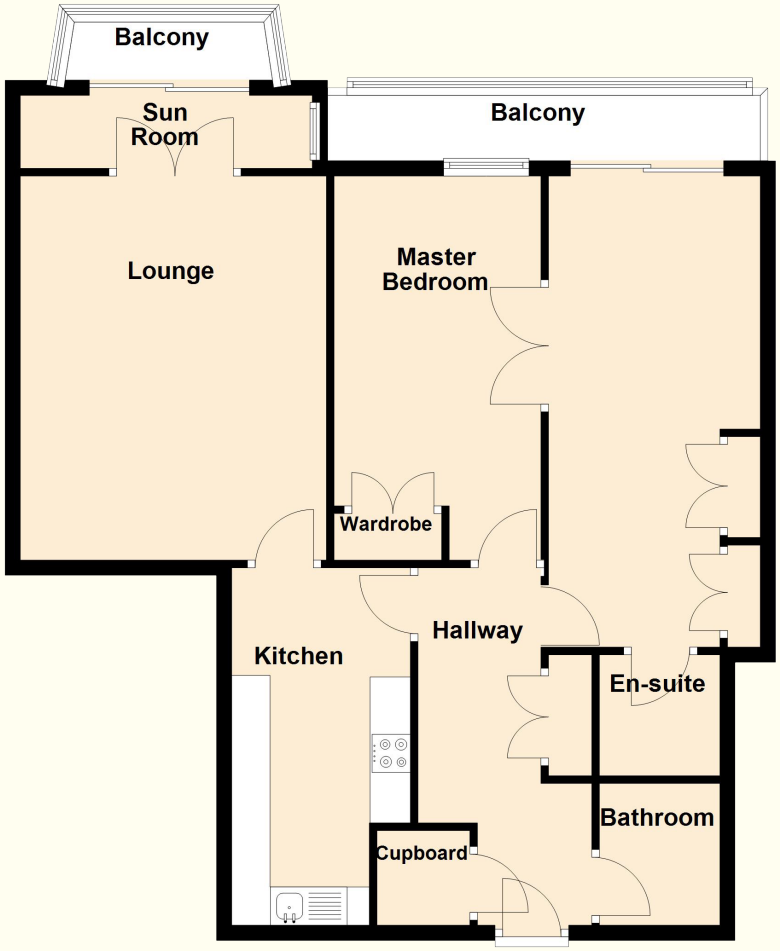
If you are a landlord looking to relieve yourself of the stress surrounding your tenanted properties or alternatively if you are seeking tenants, then Canters are more than happy to help. We offer outstanding property management services as well as a quick turnaround letting service. If you wish to discuss your management needs, then please do not hesitate to call us on 01472 356143 or email enquiries@-canters.co.uk.

Free Valuation Service
Are you thinking of selling? We offer fast and free marketing appraisals for all properties with a view to go to market. Our team are often able to complete the free valuation within the week and service a wide radius of areas including Grimsby/Cleethorpes and surrounding villages along with Tetney, Caistor, Louth and Immingham. If you are seeking a formal written valuation for mortgage or a variety of other purposes, please contact our sales team at our Grimsby office.



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ADDITIONAL PHOTOS & PLANS

Lounge

Lounge

Sun Room

Balcony

Balcony

Kitchen

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Master Bedroom Suite

Master Bedroom Suite

Balcony

En-Suite

Bathroom

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