



# CROFTS ESTATE AGENTS

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



Highcliff Road

Cleethorpes  
DN35 8RQ

Offers in the Region Of £65,495

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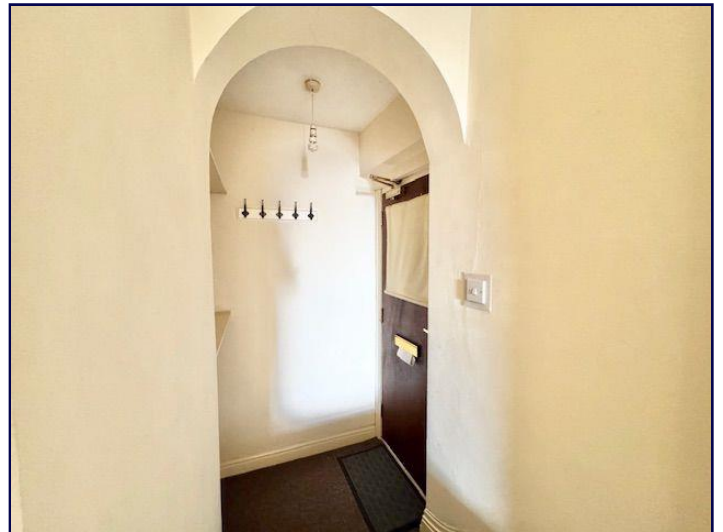
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### Property Introduction

"Stunning Seafront Apartment for Sale! This generous second-floor apartment is perfectly positioned for seafront living, offering a short and scenic walk to the beach and its array of amenities. With neutral decor and carpeted throughout, the property is ready for you to move straight in and make it your own. Whether you're a first-time buyer, investor, or looking for a low-cost retreat, this apartment ticks all the boxes. With rental yields up to 8%, it's an attractive prospect for those looking to generate income. The lack of a forward chain adds to the appeal, making this property a must-see. Ideal for Airbnb, single occupiers, or anyone drawn to the vibrant seafront lifestyle, this apartment offers the perfect blend of convenience, potential, and seaside charm. Don't miss out on this fantastic opportunity to own a piece of seafront paradise and make it your dream home or savvy investment."

### Communal areas

uPVC wood effect storm porch leads through another secure door to the communal entrance which has lift to ground, 1st and 3rd floor and stairs

### Entrance hall

23' 5" x 3' 1" (7.15m x 0.95m)

Carpeted entrance with jacket hanging and room for shoes leads to the hallway off which come all the rooms. There is radiator,

entrance intercom, smoke alarm, two pendant lights and neutral décor.

### Lounge

12' 10" x 9' 8" (3.91m x 2.95m)

A well proportioned lounge sits at the rear of the property with uPVC window with blind, carpet, pendant light, cream décor with feature wall and radiator.

### Kitchen

8' 10" x 5' 7" (2.70m x 1.71m)

A range of wall and base units run along one wall with integral gas hob, electric oven, grill with extractor over. Space is provided under the worktop for washing machine and fridge. Décor is neutral with cream splash back tiling above the worktops, there is wood effect vinyl flooring, radiator, ceiling light and uPVC window with fitted blind. Gas combination boiler.

### Bedroom

9' 5" x 7' 4" (2.86m x 2.23m)

Decorated with cream painted walls the bedroom has uPVC window with blind, radiator, carpet and pendant light.

### Bathroom

9' 3" x 5' 7" (2.82m x 1.71m)

The bathroom has a white three piece suite with shower off the taps over the bath with white splash back tiling to the bath shower

and sink areas. The room has frosted uPVC window with blind, radiator, pendant light and tile effect vinyl flooring.

### **Car parking**

Parking to the rear is not allocated and it comes on a first come first served basis. There are approximately seven spaces available.

### **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.

### **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>

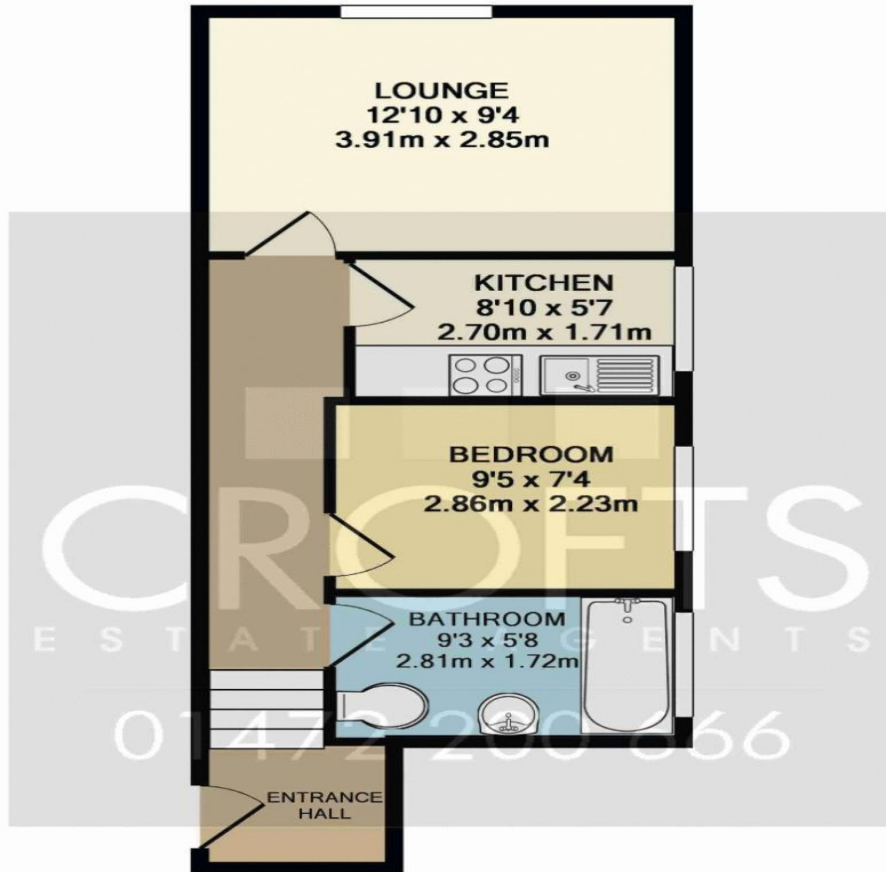
### **Viewings**

Please contact the relevant marketing office, 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](http://www.voa.gov.uk/cti)





TOTAL APPROX. FLOOR AREA 384 SQ.FT. (35.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		