ARGYLE
ESTATE AGENTS







4, The Mews Hope Street, Cleethorpes, DN35 8RZ
£114,750

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- First Floor Apartment
- Close To Cleethorpes Seafront
- Living Room
- Kitchen Diner
- Two Double Bedrooms
- Bathroom
- Private Car Parking
- Extended Lease
- No Forward Chain



Situated in a quiet position just off Cleethorpes seafront, this first floor purpose-built apartment forms part of an attractive residential development and enjoys a prime coastal position, with a wide selection of cafes, bars, shops, and local attractions, including the beach and central promenade, all within easy reach.
Accessed via a secure communal entrance, the spacious and attractively presented accommodation comprises a hall, living room, kitchen diner, two double bedrooms and a bathroom, offering a well-balanced and practical layout. It has PVC double glazing and gas central heating throughout with a Worcester Bosch combi boiler.
Externally, the property benefits from a private car park. The property would suit a variety of buyers and is offered for sale with no forward chain.







ENTRANCE HALL
Providing access to all other rooms in the apartment, this good sized space features a walk-in storage cupboard, an airing cupboard and a hat and coat rail. A telephone handset with a door release is fitted for the main entrance door entry system.

LIVING ROOM
13'2" x 12'7" (4.03 x 3.85)
A rear aspect room with two windows and modern wall mounted electric fire.

KITCHEN DINER
13'1" x 8'9" (4.01 x 2.69)
A second rear aspect room, having a good range of wall and base units with an extractor unit, contrasting worktops incorporating a stainless-steel sink and drainer, space for appliances with plumbing for a washing machine. A fitted storage cupboard houses the wall mounted gas combi boiler.

BEDROOM 1
12'9" x 10'8" (3.89 x 3.27)
Front aspect double bedroom with fitted wardrobes.

BEDROOM 2
10'11" x 8'11" (3.35 x 2.72)
A second front aspect double bedroom, with a walk-in storage cupboard.

BATHROOM
9'8" x 7'8" (2.96 x 2.35)
White three piece bathroom suite comprising a pedestal basin, WC, and panelled bath with electric shower over.

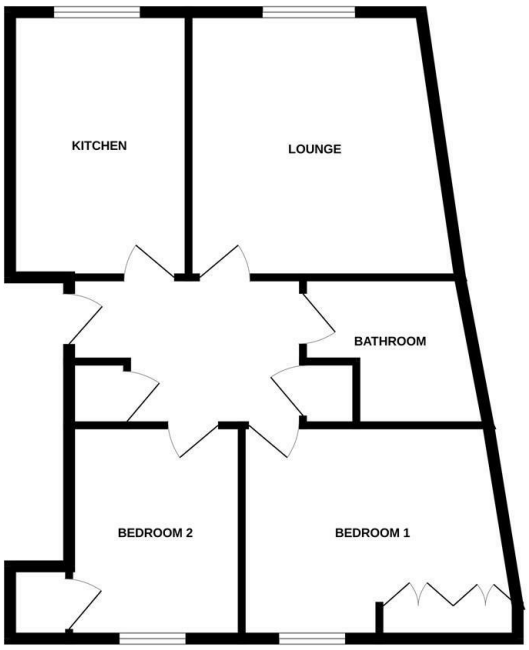
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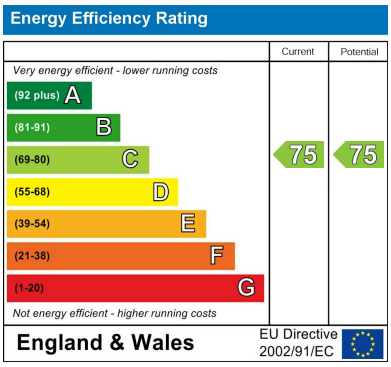
ADDITIONAL INFORMATION
No service charges
No ground rent

TENURE
Leasehold with 151 years remaining.

GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 sq.m.) approx.
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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Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

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