



**Flat 1, Eastcliffe 10-11 Highcliff Road, Cleethorpes, DN35 8RQ**  
**£220,000**

## Key Features:

- Coastal Lifestyle Opportunity
- Ground Floor Apartment
- Superbly Refurbished Throughout
- One Double Bedroom
- Open Plan Lounge/Kitchen
- Bath/Shower Room
- Garage Within Gated Car Park

Located on Cleethorpes seafront, this superb one bedroom apartment offers stylishly modernised accommodation, perfectly suited to those seeking an idyllic seaside lifestyle. With the central promenade, beach, shops, cafés, bars and popular local attractions quite literally on the doorstep, this is coastal living at its finest.

Accessed via a secure communal entrance, the apartment opens into immaculately presented and welcoming accommodation arranged for everyday comfortable living. The bay fronted lounge provides a bright and relaxing living space, flowing seamlessly into an open plan dining kitchen, well-appointed with modern units and integrated appliances.

The accommodation is completed by a modern fitted bathroom and a generously sized double bedroom.

Externally, the property benefits from a garage, located within a gated rear car park, a particularly valuable feature for a seafront apartment. In addition, there is a private rear courtyard serving the apartment, with a door providing direct access into the garage, alongside a communal rear garden available for residents' use.

An excellent coastal apartment combining location, lifestyle and practicality, ideal for singles, couples, retirees, or an attractive option for buyers considering a holiday let opportunity. Very secure entrance ways and doorbell, Viewing highly recommended.

Viewing By Appointment Only



## ENTRANCE

Communal front entrance with Ring doorbell entry system.

## LOUNGE

14'5" x 12'7" (4.41 x 3.86)

With a bay window overlooking the seafront, and marble fireplace incorporating a modern inset electric fire.



## DINING KITCHEN

14'4" x 12'8" (4.37 x 3.87)

Fitted with a large range of modern units, contrasting worktops inset with a composite sink, built-in oven, induction hob, and an integrated fridge/freezer. Wood effect LVT flooring. French doors opening to side courtyard having access to the garage

## INNER HALLWAY

With continued LVT flooring.

## SHOWER ROOM

9'2" x 4'11" (2.81 x 1.50)

With fitted storage incorporating a wash basin and WC, together with a panelled bath with overhead shower. Fittings including a heated towel rail in gold finish. Obscure glazed window to side aspect.



## BEDROOM

17'5" x 8'11" (5.33 x 2.72)

With built-in wardrobes/storage housing the gas central heating boiler. Side aspect window.

## GARAGE

21'10" x 10'6" (6.68 x 3.22)

Includes plumbing for a washing machine.

## COUNCIL TAX BAND

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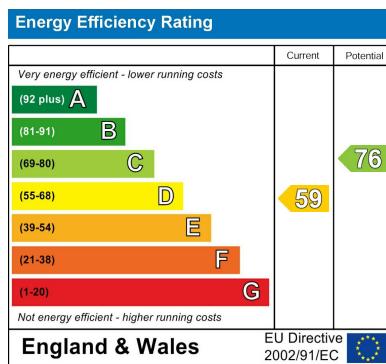
## TENURE

Leashold

## INFORMATION

There is a yearly maintenance fee of £1000 which includes building insurance, communal heating/lighting and decoration, window cleaning and general upkeep of the exterior.





#### 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 confirmed 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

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore