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ESTATE AGENTS





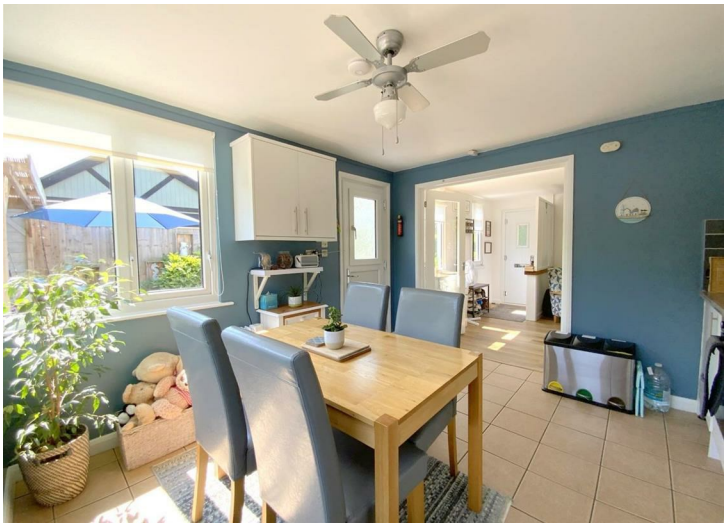


263 Anthonys bank, Humberston Fitties, Humberston, DN36 4EY
£120,000

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

Key Features:

- Two Bedroom Detached Holiday Chalet
- Private Setting at Humberston Fitties
- Beautifully Refurbished Throughout
- Modern Fitted Dining Kitchen
- Spacious Lounge
- Two Double Bedrooms with Built-in Wardrobes
- Modern Shower Room
- Generous Front Lawn & Decked Seating Area
- Ample Off-Road Parking
- Less Than Five Minutes' Walk to the Beach



Set on a generous plot within the ever-popular Humberston Fitties Holiday Park, this two bedroom detached chalet offers a superb opportunity to acquire a stylish coastal retreat just moments from the beach. Recently updated throughout with a modern fitted kitchen, shower room, fresh décor and new flooring, the property provides comfortable, ready-to-enjoy accommodation, making it ideal as a personal holiday home or an established holiday let investment.

The accommodation is bright and well planned, comprising a welcoming lounge featuring an attractive exposed brick fireplace and glazed double doors opening into the dining kitchen. Fitted with a contemporary range of units, the kitchen incorporates a full range of integrated appliances, including an oven, hob, microwave, fridge, dishwasher and washing machine, creating a practical and sociable space. An inner hallway leads to two comfortable double bedrooms, both benefiting from built-in wardrobes, together with a modern shower room fitted with a vanity unit and corner shower enclosure.

Set within its own private plot, the chalet enjoys wrap around gardens with a generous front lawn, established planting and plenty of space to relax outdoors. A decked terrace with a gazebo provides a sheltered seating area, ideal for entertaining or simply enjoying the peaceful surroundings. A private driveway offers ample off-road parking, a particularly valuable feature on the Fitties.

Humberston Fitties is renowned for its unique coastal setting and relaxed atmosphere, with the beach and coastal paths less than a five-minute walk away. The surrounding area offers scenic walks, nearby nature reserves and convenient access to the shops, cafés and leisure facilities of both Humberston and Cleethorpes, making this an excellent base for holidays.

Please note: The property is subject to occupancy restrictions and cannot be occupied as a permanent year-round residence.











DINING KITCHEN
11'5" x 11'1" (3.48 x 3.39)

LOUNGE
16'10" x 11'4" (5.14 x 3.46)

SHOWER ROOM
7'10" x 5'1" (2.40 x 1.57)

BEDROOM 1
11'5" x 10'4" (3.50 x 3.16)

BEDROOM 2
10'7" x 10'4" (3.25 x 3.16)

TENURE
Leasehold - 55 Years remaining
Lease fee of £4,600
Service charge £1200

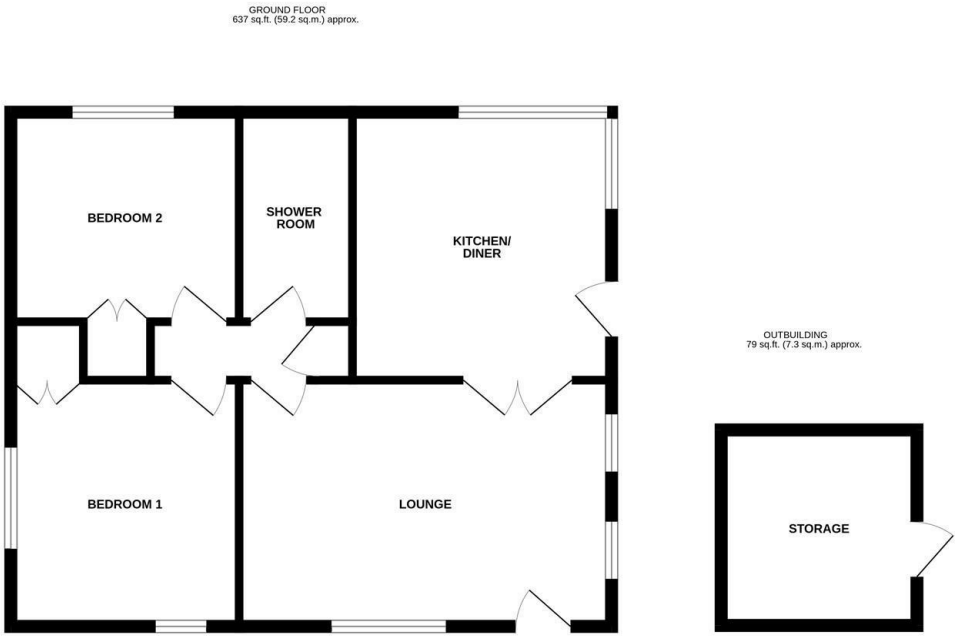
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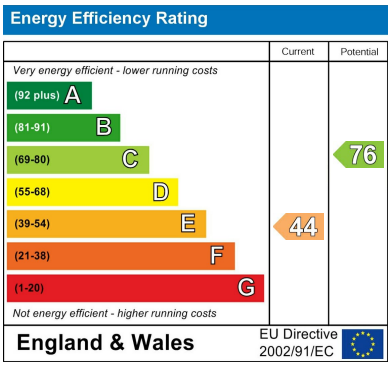






TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

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

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

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