ARGYLE
ESTATE AGENTS

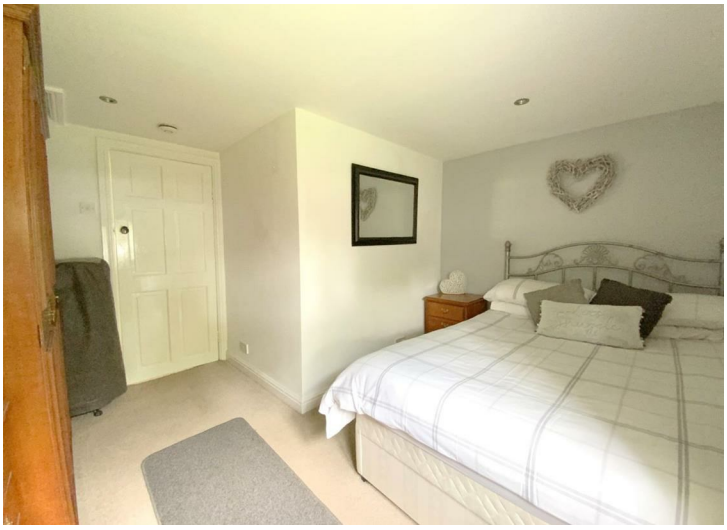
49 First Main Road Humberston Fitties, Humberston, DN36 4EX
£79,950

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

Key Features:

- Detached Two Bedroom Chalet
- Humberston Fitties
- Moments from the Beach & Cleethorpes Promenade
- Modern Fitted Kitchen Diner
- Lounge
- Bathroom & Separate WC/Utility
- Good Sized Private Gardens
- Off Road Parking
- Ideal Holiday Home or Let Investment

Situated on the ever-popular Humberston Fitties Holiday Park, this detached two-bedroom chalet offers a superb opportunity to acquire a stylish coastal retreat just moments from the beach. Providing comfortable and well-planned accommodation, the property is ideal as a personal holiday home or an established holiday let investment.
The accommodation includes a comfortable lounge, together with a spacious modern fitted kitchen-diner providing an excellent space for relaxed meals and entertaining. There are two double bedrooms, a bathroom and a separate WC/utility room, adding further practicality to the layout.
Externally, the property benefits from good-sized gardens offering space to relax and enjoy the coastal surroundings, together with convenient off-road parking.
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.



LOUNGE
11'2" x 9'6" (3.42 x 2.90)

KITCHEN DINER
22'6" x 7'6" (6.87 x 2.31)

BEDROOM 1
11'10" x 11'4" (3.61 x 3.46)

BEDROOM 2
11'7" x 6'9" (3.55 x 2.08)

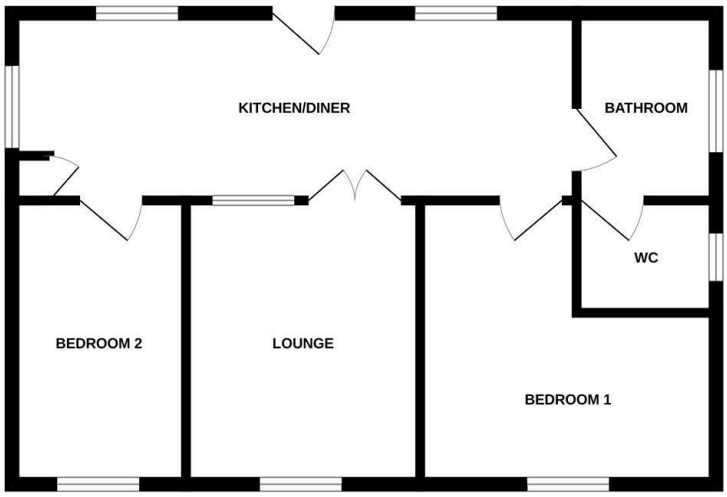
BATHROOM
7'1" x 5'8" (2.18 x 1.75)

UTILITY/WC
5'9" x 4'5" (1.76 x 1.35)

TENURE
Leasehold

COUNCIL TAX BAND

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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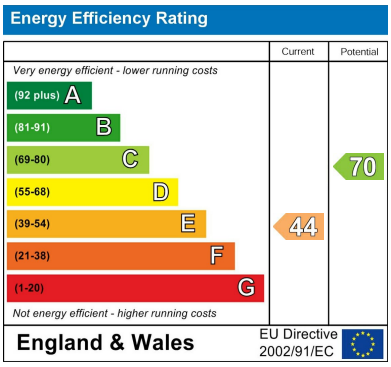

Viewing

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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