ARGYLE
ESTATE AGENTS







1 Eastshore Bradford Avenue, Cleethorpes, DN35 0BB
£320,000

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

Key Features:

- Seaside Lifestyle Opportunity
- Two Bedroom Ground Floor Apartment
- Prime Location on Cleethorpes Seafront
- Views over the Promenade & Humber Estuary
- Spacious & Versatile Accommodation
- Generous Bay Fronted Living Room
- Outdoor Terrace
- Gated Rear Car Park
- No Forward Chain



Situated within the exclusive Eastshore development on Cleethorpes seafront, this two-bedroom apartment enjoys an enviable coastal setting, with far-reaching views across the Promenade and Humber Estuary towards Spurn Point. Occupying an elevated upper ground floor position, the apartment enjoys an impressive outlook, making the most of its superb seafront location.
The accommodation is approached via a secure communal entrance with intercom and comprises an internal hallway, a kitchen diner and a generously sized living room. Both the kitchen and living room feature bay windows, with the living room also providing access to a paved terrace at the front of the property, an appealing spot to sit and enjoy the coastal surroundings.
There are two bedrooms to the rear, both benefiting from fitted wardrobes, together with a bathroom fitted with both a bath and a separate shower enclosure.
Eastshore benefits from gated access, secure parking and both lift and stair access to the apartments. The development is ideally placed for enjoying the Cleethorpes coastline, with the promenade, beach and scenic coastal walks close by, alongside a selection of independent cafés, restaurants, shops, leisure facilities and local attractions.
Offering a secure setting, an impressive coastal outlook and convenient access to the amenities of Cleethorpes, this appealing apartment would suit those seeking a permanent seaside home or a comfortable retirement property. Offered for sale with no forward chain.











LIVING ROOM
21'5" x 17'10" (6.54 x 5.44)

KITCHEN/DINER
18'2" x 8'5" (5.54 x 2.57)

BEDROOM 1
15'3" x 10'0" (4.67 x 3.06)

BEDROOM 2
11'1" x 7'11" (3.40 x 2.42)

BATHROOM
10'10" x 5'11" (3.32 x 1.82)

COUNCIL TAX BAND
D

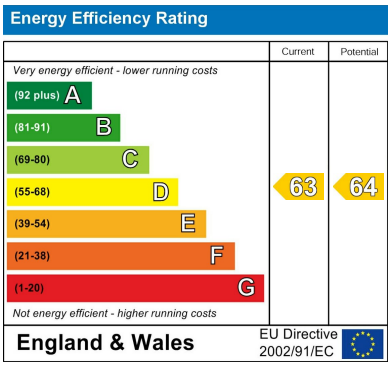
TENURE
LEASEHOLD WITH SHARE OF THE FREEHOLD











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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