

24 Kingsway Cleethorpes DN35 8QL

Jow Walker

ESTATE AGENTS

Chain Free £850,000

An Exceptional Coastal Investment on Kingsway, Cleethorpes

A rare collection of luxury coastal apartments, where elegant accommodation meets an outstanding investment opportunity.

We are delighted to present this exceptional opportunity to acquire a beautifully appointed collection of four luxury, self-contained one-bedroom apartments, enviably positioned on Kingsway in the heart of Cleethorpes. Combining an attractive coastal setting with refined interiors and contemporary comforts, these individually accessed apartments offer a sophisticated and welcoming retreat, thoughtfully suited to guests seeking a memorable seaside escape.
Enhanced by attractive sea views and presented to a high standard throughout, the property captures the enduring appeal of coastal living while offering the comfort, privacy and independence of premium self-contained accommodation. Every element contributes to an inviting home-from-home experience, creating an appealing proposition for visitors wishing to enjoy the charm of this much-loved seaside destination.
Beyond its lifestyle appeal, the property represents a compelling commercial opportunity, with four individual apartments offering versatility, established holiday letting credentials and scope for future growth. Offered fully furnished, with furniture, fixtures, fittings and chattels included, this distinctive offering provides an incoming purchaser with the opportunity to acquire an established holiday accommodation business in one of the East Coast's most cherished coastal resorts.

An exceptional combination of location, quality and commercial potential, presenting a rare opportunity to own a distinctive piece of the Cleethorpes coastline.







The Allure of Cleethorpes

A vibrant and much-loved coastal resort, Cleethorpes is renowned for its sweeping sandy beaches, traditional seaside charm and lively promenade. From leisurely shoreline walks and spectacular sunsets across the Humber Estuary to independent cafés, welcoming restaurants and traditional seaside favourites, the town offers something for every visitor.

The picturesque boating lake, landscaped gardens, pier and bustling town centre add to its enduring appeal, while the surrounding Lincolnshire coastline provides further opportunities to explore and unwind. Well connected by road and rail, Cleethorpes attracts visitors throughout the year, making it an appealing destination for romantic weekend escapes, family holidays and longer coastal stays.

A Distinctive Collection of Luxury Apartments

The four individually accessed apartments offer guests privacy, independence and the comfort of a welcoming home-from-home environment. Carefully presented and thoughtfully furnished, the accommodation provides an inviting retreat after a day spent exploring the coast, enjoying the local attractions or simply relaxing by the sea.

Each apartment benefits from its own boiler and separate utility supplies, providing practical independence, while a dedicated laundry room adds further convenience to the day-to-day management of the accommodation. The combination of quality interiors, individual access and useful operational facilities creates an attractive proposition for both guests and prospective owners.

The ground-floor apartment, currently occupied by the vendor, presents an opportunity for an incoming purchaser to consider expanding the existing holiday letting operation to incorporate all four units, subject to any relevant requirements. This flexibility adds further appeal for buyers looking to develop the business and make the most of the property's full potential.





















Amazing apartment with beautiful views of the sea and in a great location.
Finished to a high standard and spotless.
Lovely welcome from the host and a quick handover of keys etc.
Has everything you need.
Wish we could have stayed for longer.
Pretty much perfect as far as self catering short break stays go.

★★★★★





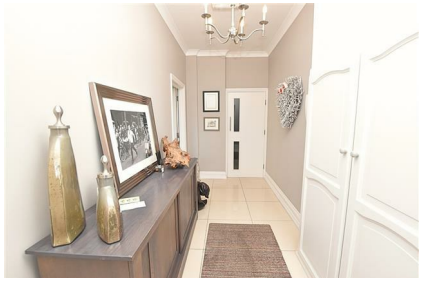






The apartment is decorated to a high spec and had everything we needed.
It is a beautifully decorated apartment and we wouldn't hesitate to stay here again.
Valerie and John were the most welcoming, lovely people too who were so helpful.
The view from the apartment was stunning and we were lucky to have amazing weather to top it all off!
Everything was perfect 🤩

★★★★★









An Established Business with Income Potential

Offered for sale as a going concern, this attractive investment benefits from an established booking history and forward reservations already in place. Flats 1, 2 and 3 have generated approximately £60,000 in income over the last 12 months through Booking.com, Airbnb and direct bookings, with confirmed reservations for the next 12 months currently totalling approximately £30,000.

Based on comparable occupancy across all four apartments, the vendor estimates potential annual income of approximately £80,000. Further growth may be achievable through additional marketing, an enhanced social media presence, repeat bookings and the development of direct booking opportunities. Actual income will depend on occupancy levels, achievable rates, seasonality and operating costs.

The sale includes the furniture, fixtures, fittings and chattels, together with forward reservations, subject to the relevant booking arrangements. This provides an incoming purchaser with an attractive starting point, combining an established trading history with the opportunity to build upon the existing business.

Final financial figures can be confirmed by the vendor's accountant following buyer vetting and confirmation of serious interest.









Great location and views.
Apartment was spotlessly clean,
well equipped and very tastefully furnished.
The bed was very comfy and the linen superbly laundered.
We slept so well and loved waking
up to the view of the beach.
Our host Valerie was very helpful.
Really nothing at all we didn't like!

★★★★★





Further Scope and Opportunity

Beyond its established booking profile, the property offers scope for a new owner to refine and develop the existing operation. A coordinated marketing strategy, professional photography, considered seasonal pricing and a stronger direct-booking presence could help enhance visibility and encourage repeat business.

With four self-contained apartments in a popular coastal location, the property offers flexibility for an owner seeking to take an active role in hospitality or explore suitable management arrangements. The existing furnishings, practical facilities and established booking channels provide a useful foundation from which to build.

An Exceptional Coastal Proposition

Combining an enviable Cleethorpes location, attractive sea views, quality-furnished accommodation and an established holiday letting business, this is a compelling opportunity to acquire a distinctive coastal investment with both immediate appeal and longer-term possibilities.

Whether continuing the existing operation or exploring ways to enhance the guest experience and develop the business further, the property offers a rare combination of lifestyle appeal, established income and commercial potential.

A unique opportunity to secure four luxury coastal apartments in a sought-after seaside setting, with an established business and exciting scope for the future.



Wow what can I say photos don't do the apartment any justice its beautiful from the moment you walk in to the wow factor when you enter the apartment. Valerie and john are so welcoming and will do anything they can to help . You have everything you need and more and then there's the view over the estuary just perfect especially of you like people watching too . Thank you Everything was perfect no complaints here

★★★★★

























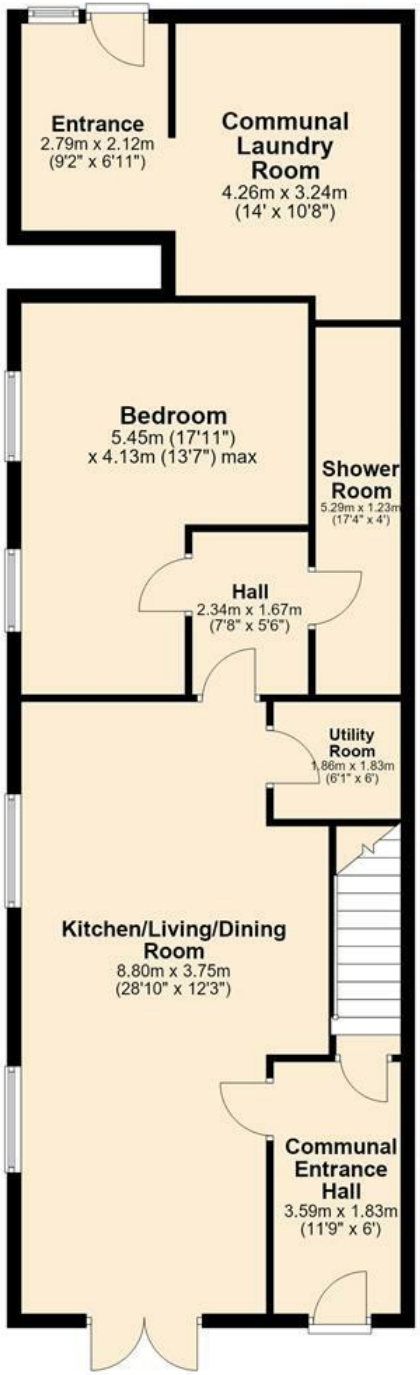






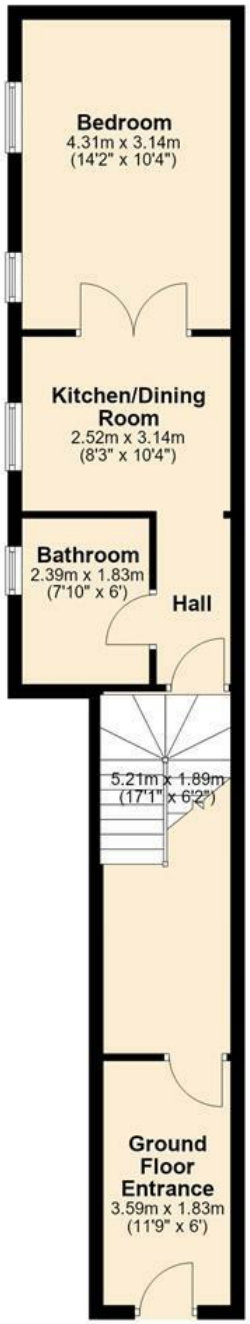
Ground Floor Apartment 4

Approx. 98.2 sq. metres (1057.5 sq. feet)



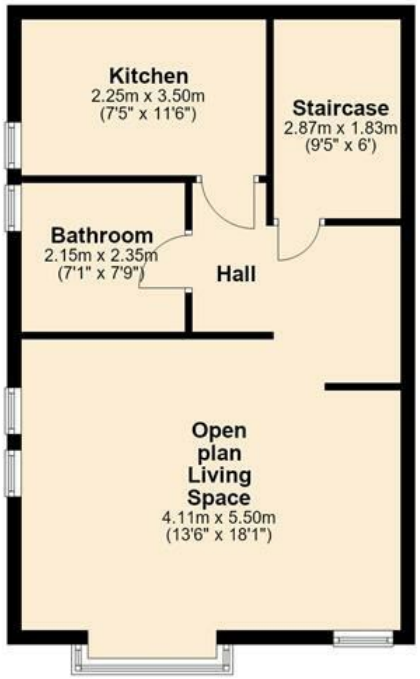
Apartment 1

Approx. 46.3 sq. metres (498.8 sq. feet)



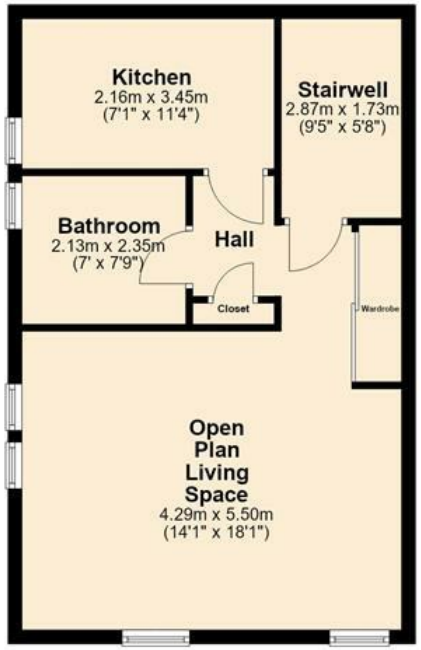
Apartment 2

Approx. 48.7 sq. metres (523.9 sq. feet)

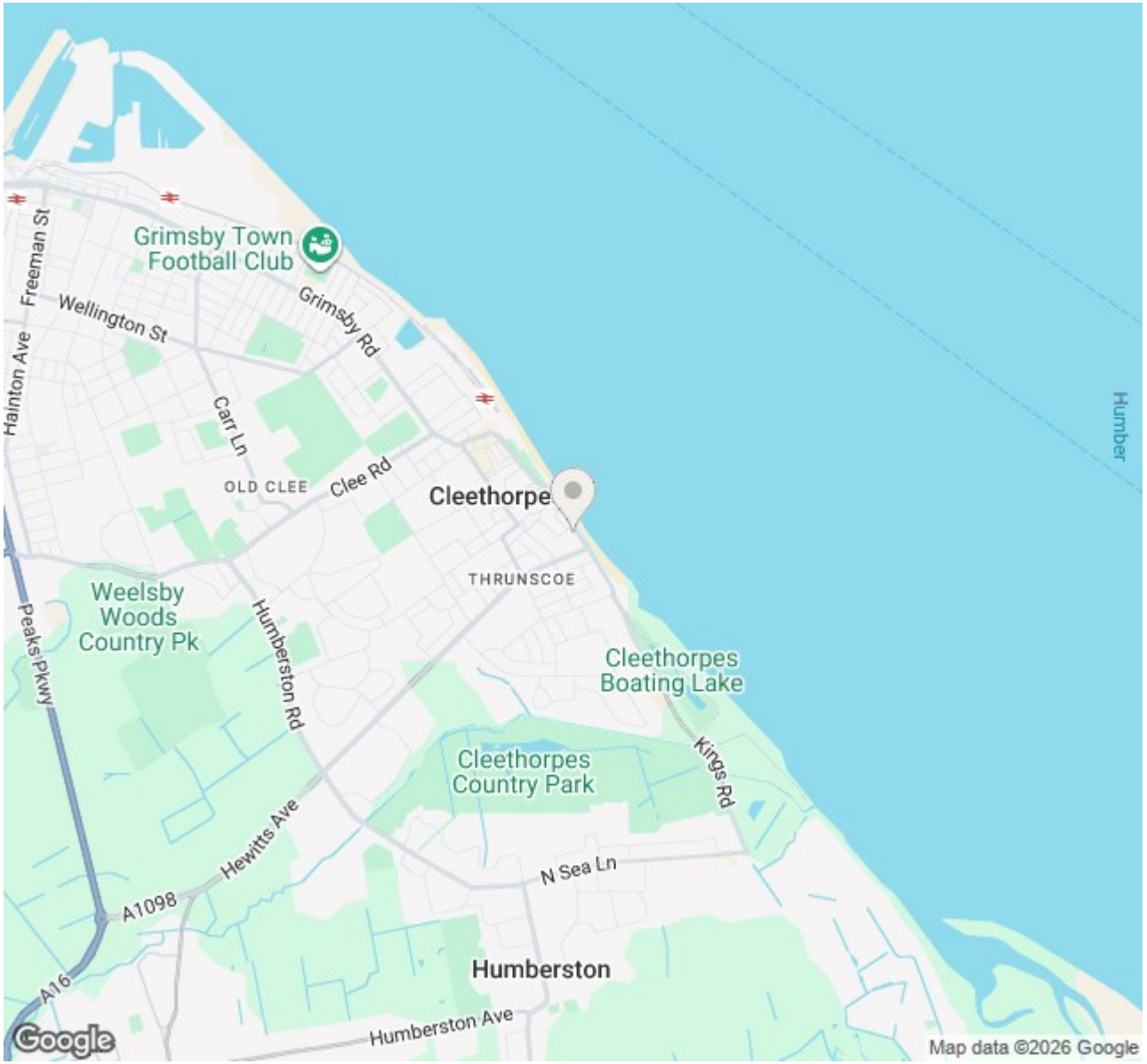


Apartment 3

Approx. 47.5 sq. metres (511.4 sq. feet)



Total area: approx. 240.8 sq. metres (2591.6 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Jo Walker

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