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# PROPERTY FOR SALE
# THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

## PURCHASE PRICE £640,000 - NO CHAIN

| | |
|---|---|
| VIEWING | By appointment with this office |
| COUNCIL TAX BAND | F |
| PURCHASE PRICE | £640,000 |
| TENURE | We understand the property to be Leasehold with a 125 year lease from 1st January 2001 and the service charge is £2,500 per annum and this is to be confirmed by the solicitors |

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**THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES**

Welcome to The Penthouse, a fabulous apartment located at 7 Eastshore, Bradford Avenue in the charming seaside town of Cleethorpes, North East Lincolnshire. This stunning penthouse offers a unique opportunity to enjoy luxurious living with breathtaking views over the Humber from the eagles nest.

As you enter this exquisite flat, you will be greeted by an open plan living space that seamlessly combines the kitchen and living areas, creating an inviting atmosphere perfect for both relaxation and entertaining. The property boasts three well-appointed bedrooms, including a master suite with an en suite bathroom, ensuring comfort and privacy for all residents. In addition, there is a modern four-piece bathroom with a separate sauna and a guest WC, providing ample facilities for family and guests alike.

The penthouse is designed with modern living in mind, featuring underfloor heating and u.PVC double glazing, which not only enhances energy efficiency but also ensures a warm and cosy environment throughout the year. A sophisticated sound system adds an extra touch of luxury, making it ideal for those who appreciate quality audio experiences.

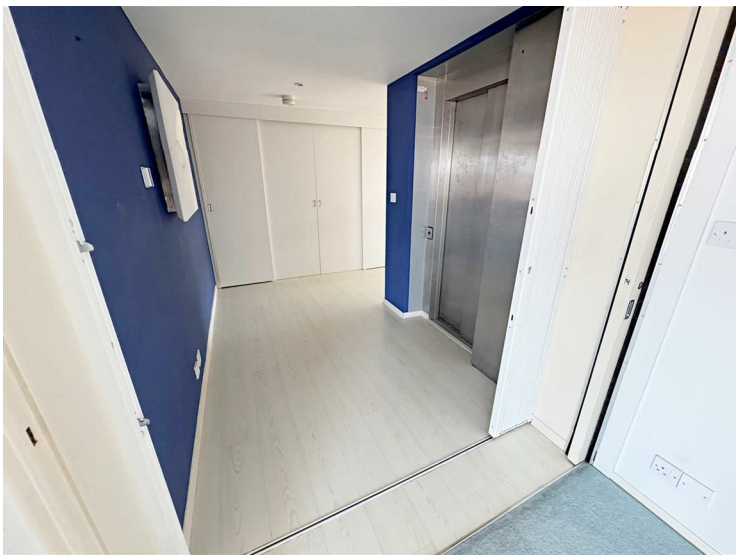
For your convenience, the property includes parking for two vehicles, a valuable asset in this desirable location. With no chain involved, this penthouse is ready for you to move in and start enjoying the coastal lifestyle that Cleethorpes has to offer.

In summary, The Penthouse is a remarkable property that combines elegance, comfort, and stunning views, making it an ideal choice for those seeking a high-quality living experience by the sea. Don’t miss the chance to make this exceptional apartment your new home.

**FRONT VIEW**

**THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES**

**ENTRANCE**



The entrance opens from the lift with a security gate and fire door.
On the fourth floor, the lift opens into the outer hallway which also has a locked access from the staircase.
There is a laminate floor, downlighters in the ceiling and fitted storage cupboards.. Sliding security door and a sliding fire door to the inner hall.

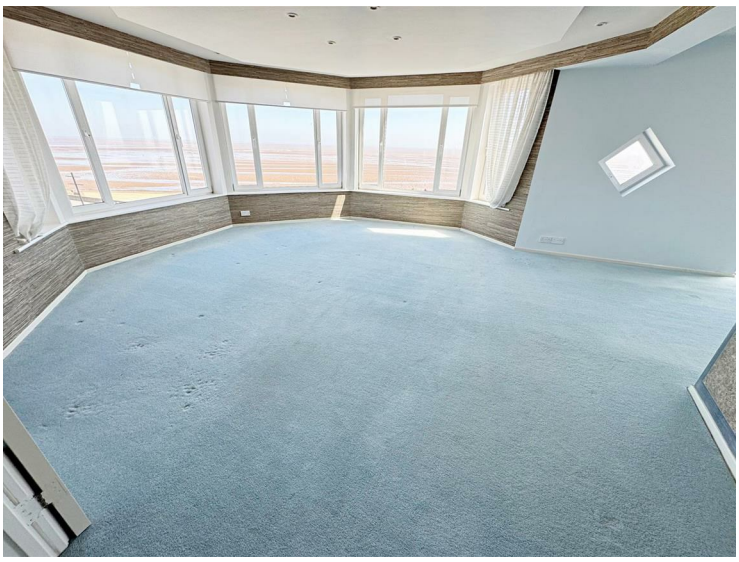
**INNER HALL**

In the inner hall there is an intercom to welcome visitors. There are downlighters, then doors leading off to the living room, cloakroom and the main bedroom.

**CLOAKROOM**

All the walls and the floor tiled, closed couple W.C. elegant wash hand basin, towelling radiator, an extractor fan and downlighters.

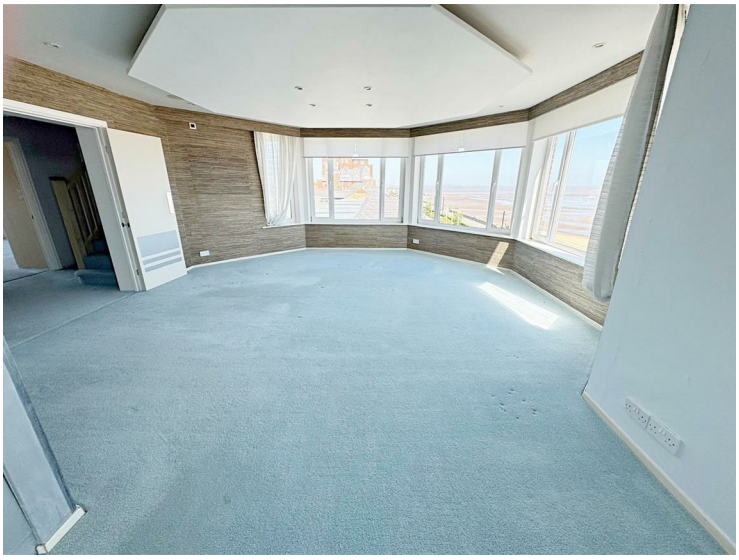
**LIVING ROOM**



30' x 15' x 17'6" (9.14m x 4.57m x 5.33m")
This is a magnificent living room which provides a spacious sitting area, dining area and kitchen. Entered through double security doors, the lounge has five double glazed windows, a feature ceiling, downlighters and music speakers. The TV and speakers are built into an ornamental wall. Leading from the sitting room is the open plan dining area with a featured stunning mirrorred wall at the end of the dining room with sliding patio doors which lead onto another little balcony overlooking panoramic views of Cleethorpes Promenade from the Pier to the Leisure Centre and the Swimming Pool.

# THE PENTHOUSE, 7 EASTSHORE,  CLEETHORPES

## ADDITIONAL LIVING ROOM



## DINING AREA

**THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES**

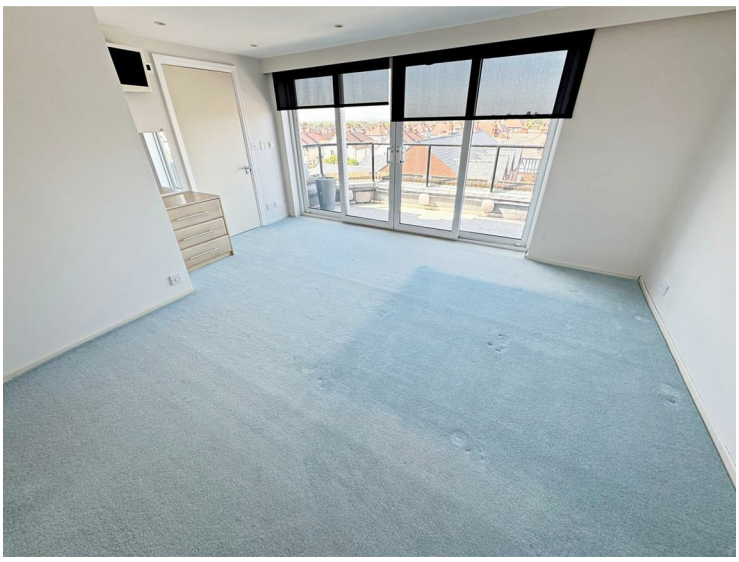
## KITCHEN AREA

The designer fitted kitchen has an induction hob, fridge-freezer, oven, microwave, extractor fan, dishwasher and awesome lighting features. There is a laminate floor, silver grey units to the base and wall, drawers and doors with chrome style door furniture, the units with matching upstands, the pre form work surface with a sink application and chrome mixer tap.

## MASTER BEDROOM

15'6" x 15'3" at its maximum (4.72m" x 4.65m" at its maximum)

The master bedroom is off the inner hall and to the back of the property. There are u.PVC double glazed patio doors onto the South-West facing balcony with light and heat and a canopy, all remotely operated. This balcony is a rare find in Cleethorpes with a south facing aspect from 11:00am until supper time in the summer. There are downlighters in the room, speakers to the ceiling, fitted wardrobes and the further window on the corner with the view across the River Humber. This large twin bedded spacious bedroom has a fantastic en-suite bathroom with a large shower area, wash stand and toilet and plentiful cupboard space.



**THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES**

## MASTER BEDROOM

## MASTER BEDROOM - BALCONY

## EN SUITE

The en-suite is excellent, large walk- in shower, tiled walls, glass panelled wet room style floor to the shower, both wash- hand basin and toilet cabinetised, further cabinets on the opposite wall. A u.PVC double glazed window, downlighters, extractor, the tiled floor and loft entrance above.

## TOP FLOOR

Up the stairs or take the lift, staircase with lights, an alcove with a sea scape relief on the right side and above a double glazed roof light. The landing here with another double glazed roof light above, leading off a double bedroom, a utility room, the bathroom and sauna , the third bedroom to the front of the property and the "Eagles Nest".

# THE PENTHOUSE, 7 EASTSHORE, CLEETHORPES

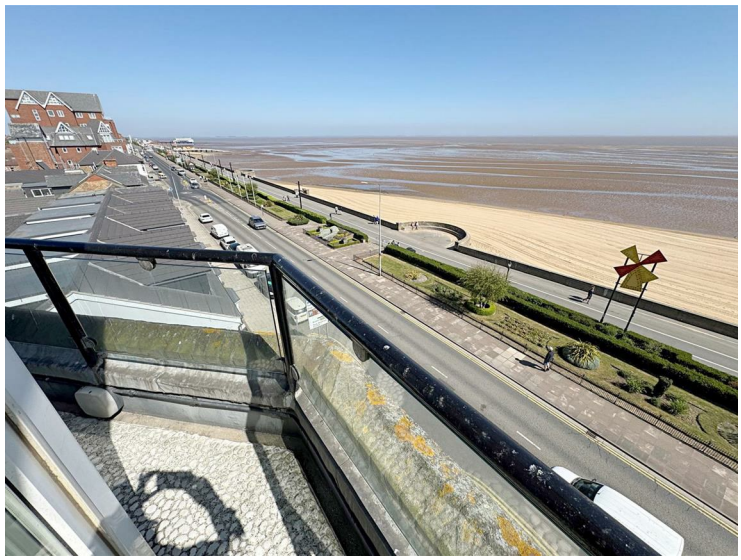
## UTILITY ROOM

Just off the top hall upstairs, is a utility room with a washing machine and tumble dryer, storage space, a large area of cupboards and large water cylinder and various facilities.

## "EAGLES NEST"

12'0"x 12'0" approximately (3.66mx 3.66m approximately) This fantastic room has to be seen, with six sides in double glazed windows, downlighters, speakers, a laminate style floor. There is a balcony with the finest panoramic views the across the Humber estuary to Donna Nook and of the whole of Cleethorpes beach promenade and seaside attractions such as the Fun Train and the open topped bus ride!

## OBSERVATORY PHOTOGRAPH



## ADDITIONAL BATHROOM

## BATHROOM

The bathroom is more than impressive, with tiled walls and floor and double glazed roof light above. The jacuzzi bath, the large shower cubicle with floor to ceiling glass panels, chrome towelling radiator, cabinetised toilet, designer glass wash basin with shelf and cabinets and mixer above. Storage cupboard with an upward sliding door to the fridge for wine/champagne.

## SAUNA

Leading off there is a sauna with benches, walls panelled, bucket with scoops and instructions.

**BEDROOM 2**

15' x 12'6" at its maximum (4.57m x 3.81m" at its maximum)

This large bedroom with double glazed sliding patio doors to a small balcony with an another amazing view. Fitted wardrobes, a window to the South-West side, downlighters to the ceiling and a vanity unit, with electric controlled blinds for ease and privacy.

**BEDROOM 2**

**BEDROOM 3**

13' x 8' (3.96m x 2.44m)

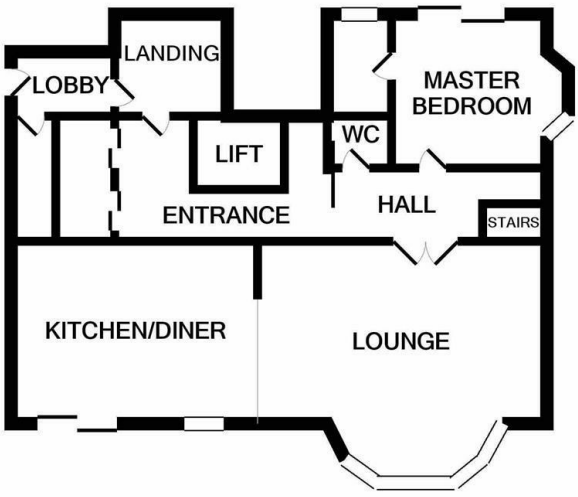
This charming third bedroom is to the front of the property, two double glazed roof lights and downlighters, entry to the false roof, there is an additional electric wall heater.

**PARKING**

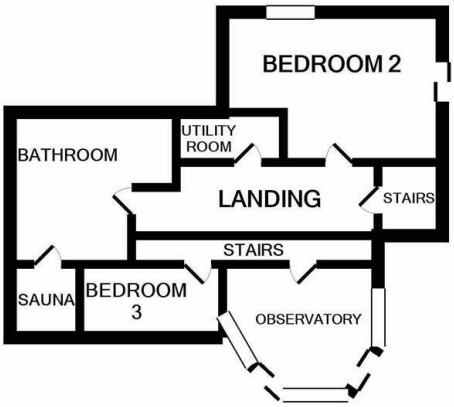
There are two parking spaces in the Apartment Block's, secure and gated car parking accessed from Bradford Avenue,.

**VIEWS**

**REAR VIEW**




GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 64 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| *Very environmentally friendly - lower CO2 emissions* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
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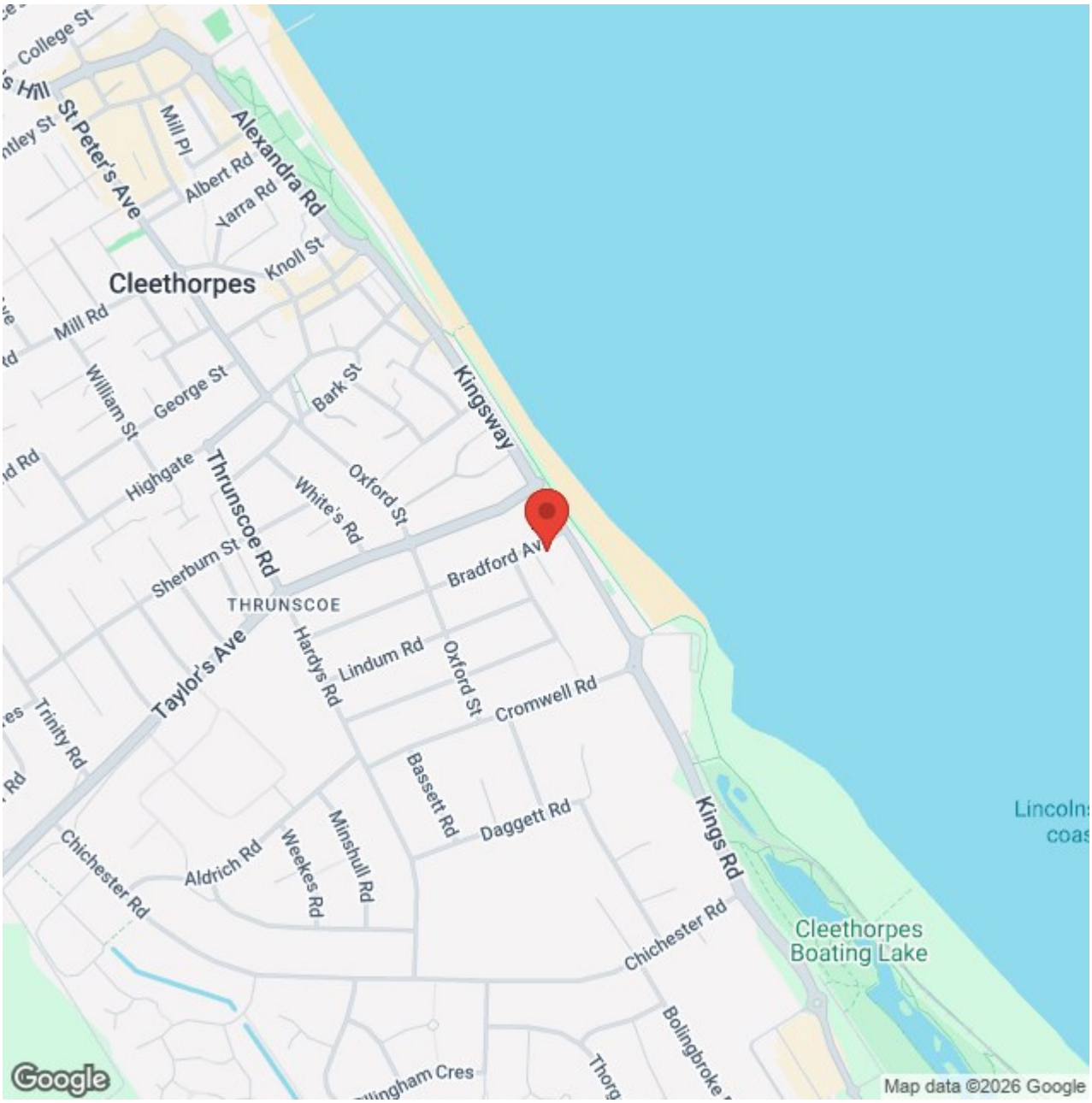

## ADDITIONAL NOTES

**FREE VALUATIONS:**

**We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.**

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**Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.**

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***They normally charge a fee of £495 payable on production of offer.***

***(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)***

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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