

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

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### PROPERTY FOR SALE

### 73 SUSSEX STREET, CLEETHORPES

**PURCHASE PRICE £92,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£92,000

#### TENURE

We understand the property to be Freehold and this is to be confirmed by the solicitors



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## 73 SUSSEX STREET, CLEETHORPES

Nestled in the charming area of Sussex Street, Cleethorpes, this well-presented mid-terrace house is an ideal opportunity for first-time buyers seeking a comfortable and inviting home. Offered for sale with no chain, this property boasts a spacious lounge/diner, perfect for both relaxation and entertaining guests. The modern kitchen is designed for practicality, making meal preparation a delight.

On the first floor, you will find three generously sized bedrooms, providing ample space for family or guests. The contemporary downstairs bathroom adds to the convenience of this lovely home. The property benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

Outside, the low-maintenance gardens offer a pleasant outdoor space, ideal for enjoying the fresh air without the burden of extensive upkeep. This terraced house combines modern living with a welcoming atmosphere, making it a perfect choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.

### **ENTRANCE PORCH**

Through a u.PVC double glazed front door into the porch with laminate to the floor and a hardwood and glazed door into the hall.

### **HALL**

Through the hardwood and glazed door into the hall with stairs to the first floor accommodation, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

### **LOUNGE/DINER**





## 73 SUSSEX STREET, CLEETHORPES

### **LOUNGE AREA**

12'5 x 9'8 (3.78m x 2.95m)

The lounge is to the front of the property with a u.PVC double glazed walk-in bay window, a central heating radiator, laminate to the floor, spotlights and coving to the ceiling



### **DINING AREA**

12'3 x 12'11 (3.73m x 3.94m)

With a u.PVC double glazed window, a central heating radiator, laminate to the floor, spotlights and coving to the ceiling.



## 73 SUSSEX STREET, CLEETHORPES

### **KITCHEN**

7'7 x 9'9 (2.31m x 2.97m)

The kitchen with a range of wall and base units, contrasting work surfaces and a stainless steel sink with a chrome mixer tap. An integrated electric double oven and hob with a silver extractor fan above. A u.PVC double glazed window, a central heating radiator, plumbing for a washing machine, a tiled floor, a light and coving to the ceiling.



### **LOBBY**

3'6 x 5'5 (1.07m x 1.65m)

With a u.PVC double glazed door into the garden, a storage cupboard, a tiled floor, a light and coving to the ceiling.

### **BATHROOM**

7'2 x 5'5 (2.18m x 1.65m)

The modern bathroom with a new suite comprising of a cabinetised WC and a Vanity sink all with gold effect fittings, a separate shower enclosure with a plumbed shower and a waterfall head. A u.PVC double glazed window, shower boarding to the shower area, tiled walls, a grey ladder style radiator, vinyl tiles to the floor and spotlights to the ceiling.



### **LANDING**

Up the stairs to the first floor accommodation where doors to all rooms lead off, a light, coving and loft access to the ceiling.



## 73 SUSSEX STREET, CLEETHORPES

### **BEDROOM 1**

12'11 x 12'4 (3.94m x 3.76m)

This double bedroom to the front of the property with a u.PVC double glazed window, a range of fitted wardrobes, overhead cupboards, chest of drawers and a dressing table. A central heating radiator, laminate to the floor, a light and coving to the ceiling.



### **BEDROOM 1**



### **BEDROOM 2**

12'2 x 7'7 (3.71m x 2.31m)

Another double bedroom with a u.PVC double glazed window, a central heating radiator, laminate to the floor, a light and coving to the ceiling.

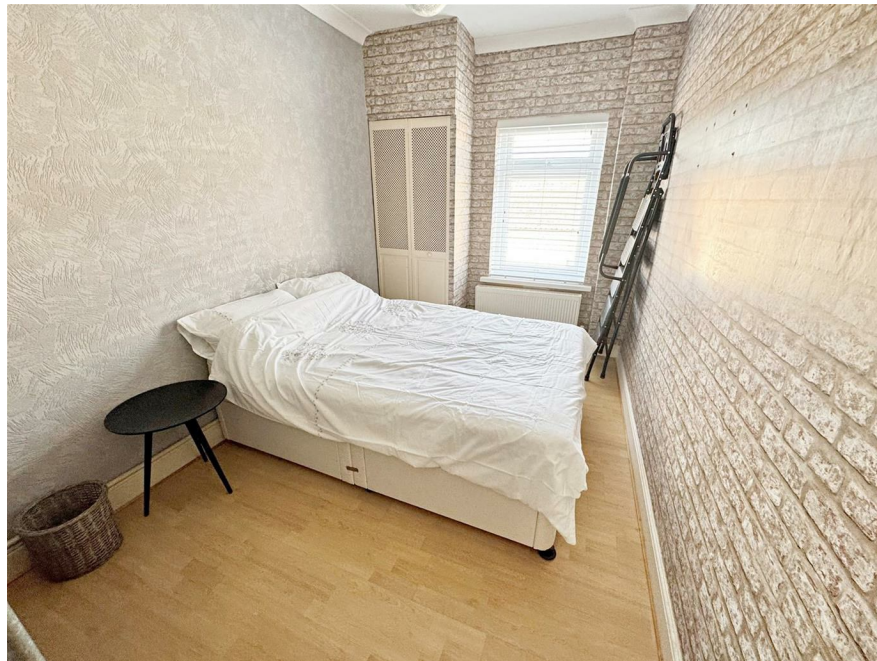


## 73 SUSSEX STREET, CLEETHORPES

### **BEDROOM 3**

13'3 x 7'7 (4.04m x 2.31m)

The third double bedroom with a u.PVC double glazed window, a cupboard housing the central heating boiler, a central heating radiator, laminate to the floor, a light and coving to the ceiling.



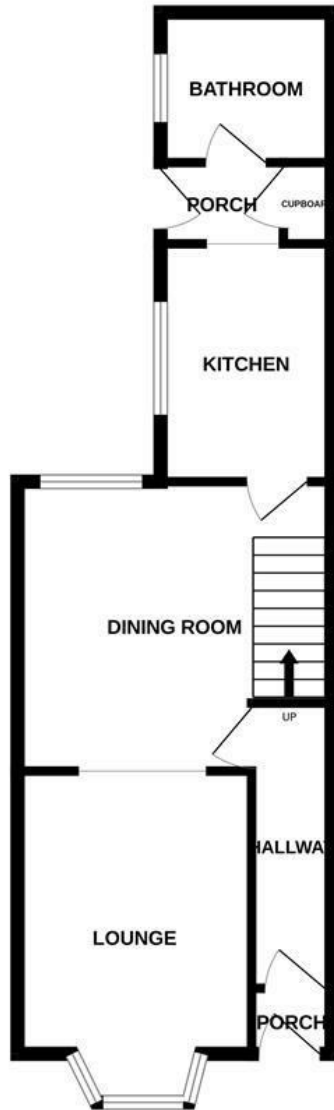
### **OUTSIDE**

The front garden has a walled boundary with a wooden gate and is laid to pavers for ease of maintenance.

The rear garden has a fenced boundary and is laid to block-paving and a raised decking area. This garden is super easy to maintain, so you can enjoy relaxing in it and there is a timber shed.



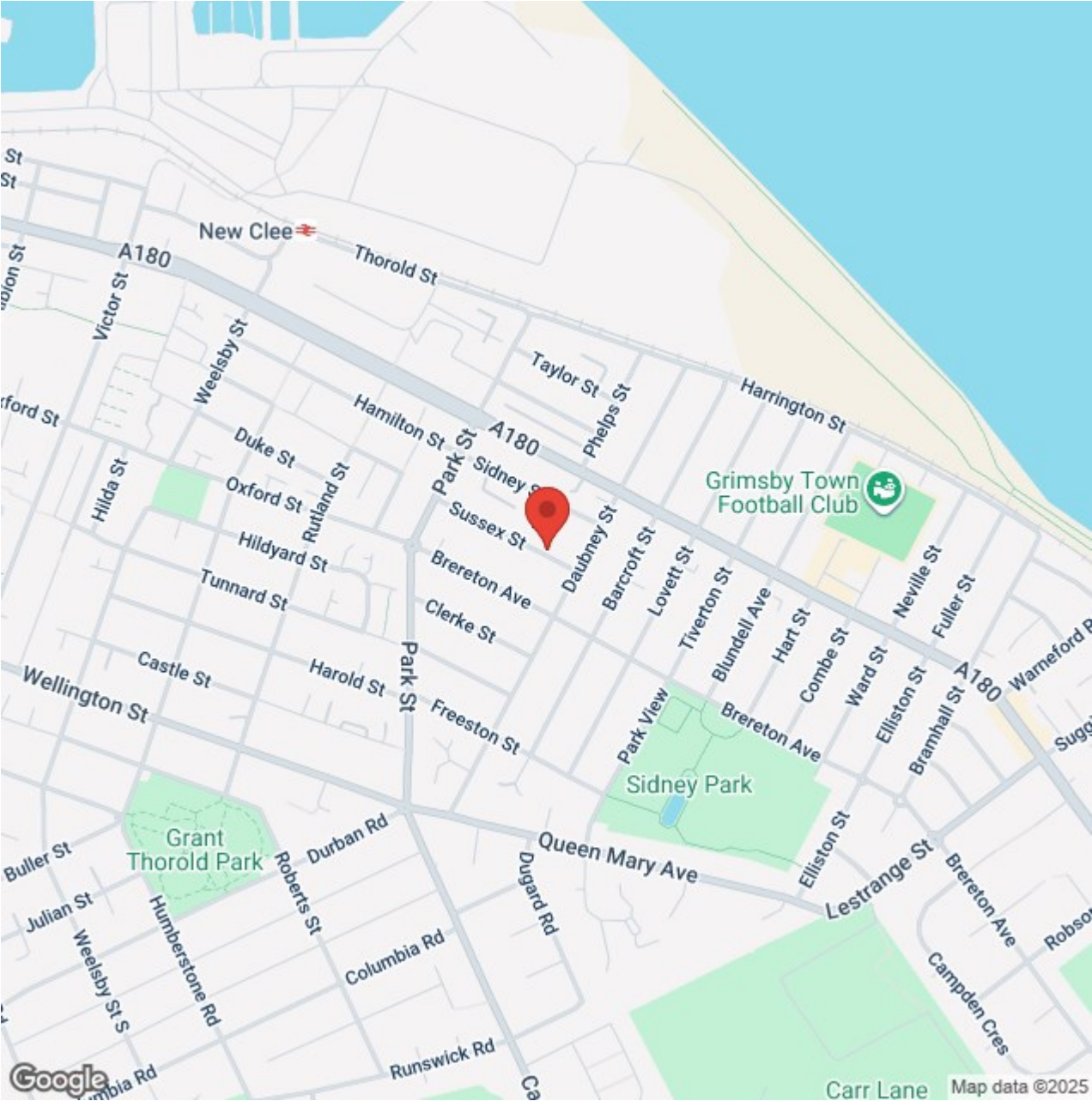
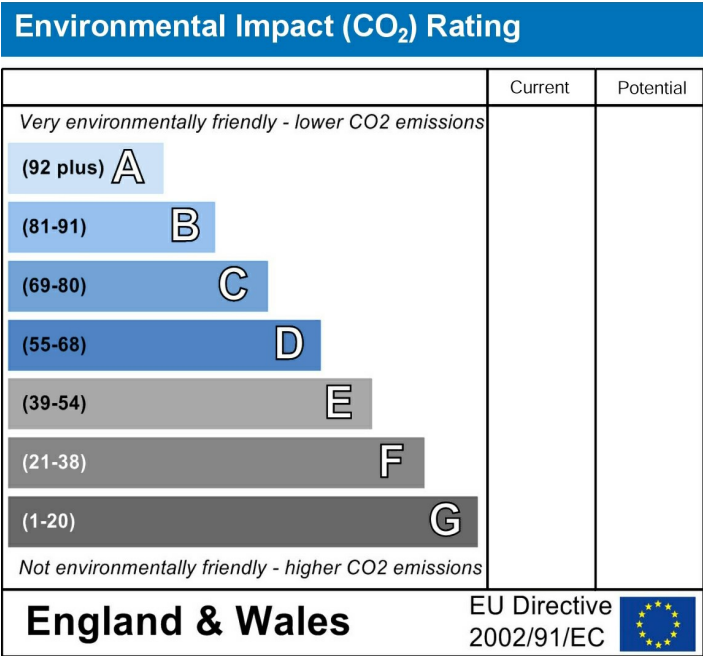
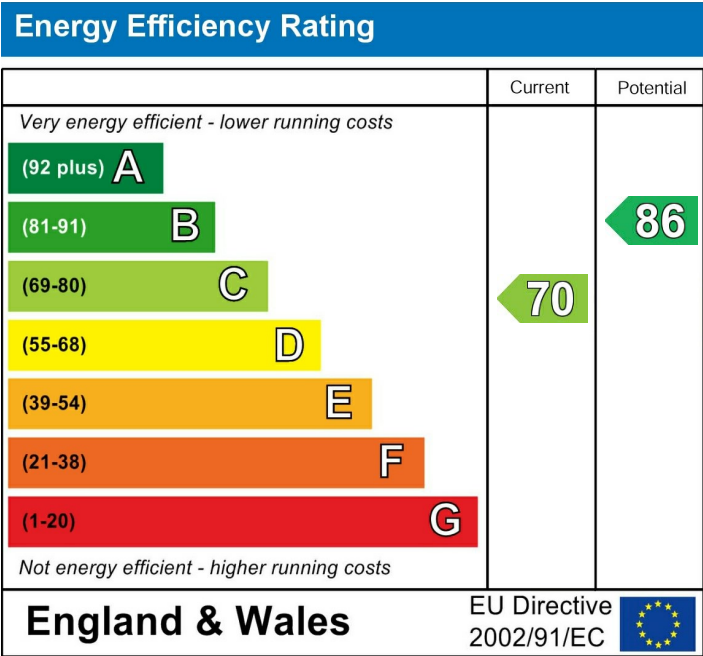
GROUND FLOOR



1ST FLOOR



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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## **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.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

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](mailto:james@jdwassociates.co.uk).

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***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

*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.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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