JoWalker

ESTATE AGENTS

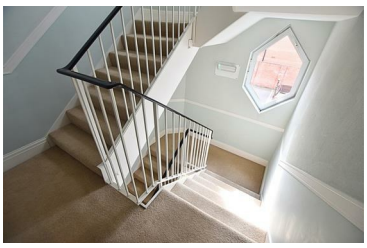
Apt 4, Eastshore Bradford Avenue

Cleethorpes, North East Lincolnshire DN35 0BB

Situated within this exclusive development on Bradford Avenue, Eastshore offers an exceptional opportunity to acquire a beautifully appointed second-floor two-bedroom apartment, finished to a high specification and enjoying stunning views over the Cleethorpes Promenade, Humber Estuary and towards Spurn Point. The development benefits from gated access, parking, a secure communal entrance with intercom, stairs and lift access. Cleethorpes offers an enviable coastal lifestyle, with its attractive promenade, beach, scenic coastal walks, independent caf☕s, restaurants, shops and leisure facilities all close at hand. The apartment is approached via a welcoming communal hallway and features a spacious internal hallway, a stylish kitchen/diner with heritage-style wall and base units, and a generous lounge/diner with breathtaking far-reaching views. There are two double bedrooms, both with fitted wardrobes, with the master bedroom benefiting from an en-suite shower room, together with a further modern shower room. Offering a secure and peaceful setting, excellent specification, lift access, parking and a superb position close to the seaside, this apartment would make an ideal retirement home or coastal residence. Viewing is essential to fully appreciate the quality, space, position and spectacular outlook this superb property has to offer.

£289,950

- EXCLUSIVE EASTSHORE DEVELOPMENT
- STUNNING PANORAMIC SEA & ESTUARY VIEWS
- VIEWS TOWARDS SPURN POINT
- SPACIOUS SECOND-FLOOR APARTMENT
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- MASTER BEDROOM WITH EN-SUITE
- HIGH-SPECIFICATION FINISH THROUGHOUT
- STYLISH KITCHEN/DINER WITH HERITAGE-STYLE UNITS
- GATED ACCESS & ALLOCATED PARKING
- IDEAL COASTAL OR RETIREMENT HOME – VIEWING ESSENTIAL



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www.joywalker.co.uk

MEASUREMENTS
All measurements are approximate.

ACCOMMODATION
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COMMUNAL ENTRANCE
Accessed from Bradford Avenue via electronically controlled pedestrian and vehicular gates, providing a secure and private approach to the development. The communal entrance hall is welcoming and well maintained, with a secure double-glazed entrance door, mailboxes and an electric meter cupboard. A lift and staircase provide convenient access to the first floor and the accommodation beyond.

FIRST FLOOR
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FIRST FLOOR COMMUNAL LANDING
Having carpeted flooring and lighting

PRIVATE ENTRANCE HALLWAY
Welcoming entrance approached via a secure entrance door, opening into a spacious L-shaped entrance hall. The hall benefits from carpeted flooring, creating a warm and inviting first impression, together with attractive coving to the ceiling and the added comfort of underfloor heating. A useful storage cupboard and separate airing cupboard provide excellent practical storage, while an alarm pad and private entry phone/camera system offer added security and peace of mind.

LOUNGE DINING ROOM
22'7" x 17'3" (6.89 x 5.26)
A truly impressive, full-width reception room offering a wonderful sense of space and an enviable outlook across the promenade, Cleethorpes Seafront and the Estuary, with far-reaching views extending towards Spurn Point. The expansive layout provides excellent flexibility for both relaxing and entertaining, with a dedicated lounge and dining area enjoying the beautiful coastal outlook. The lounge area features a charming double-glazed bay window, complemented by a further double-glazed window to the dining area, allowing natural light to flood the room. The focal point is the contemporary oak-effect fire surround, housing an inset electric fire and creating a warm and inviting centrepiece. Further benefits include carpeted flooring with underfloor heating, wall light points and attractive coving to the ceiling, combining comfort and character within this exceptional coastal living space.

LOUNGE DINING ROOM

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KITCHEN DINER

11'0" x 10'5" (3.37 x 3.18)

A beautifully appointed kitchen, thoughtfully re-fitted in 2013, featuring an excellent range of cream Hertitage-style wall and base units, designed and crafted by reputable local company Haagensen's. The traditional cabinetry provides an elegant and timeless feel, complemented by a superb range of practical storage solutions including carousel units, a pull-out larder and deep pan drawers. Striking sparkled granite work surfaces and matching upstands provide a stylish contrast to the cream cabinetry, with the worksurfaces incorporating a contemporary white sink. The kitchen is exceptionally well equipped with a comprehensive range of fully integrated Bosch appliances, including fridge freezer, dishwasher, oven, combination microwave oven, washing machine/tumble dryer, induction hob and extractor. Under-cupboard LED lighting adds a warm ambience and excellent task lighting, while Karndean flooring provides a stylish, durable and easy-to-maintain finish. Further enhanced by underfloor heating and attractive coving to the ceiling, this is a welcoming and highly practical kitchen designed for both everyday living and entertaining.

KITCHEN DINER

KITCHEN DINER

MASTER BEDROOM

16'10" x 10'9" (5.15 x 3.29)

A truly spacious and beautifully presented master bedroom, offering an excellent combination of comfort, style and generous storage. The room features a superb range of ivory-coloured, fully fitted made-to-measure bedroom furniture, with colour-matched interiors, expertly manufactured and installed by Haagensen Wardrobes. The bespoke arrangement includes useful storage cupboards above the bed area, complemented by display cabinets and a matching dressing table. Integrated bedside LED reading lights add a thoughtful touch of convenience and ambience. A double-glazed window provides plenty of natural light, while attractive coving to the ceiling and underfloor heating add further comfort and character. A door leads directly into the en-suite, creating a private and convenient principal bedroom suite.

MASTER BEDROOM

EN SUITE SHOWER ROOM

7'11" x 6'9" (2.43 x 2.08)

A stylish and well-appointed en-suite, fitted with a contemporary white suite comprising a fully tiled corner shower enclosure, white vanity unit with integrated hand wash basin and useful storage, together with a low-flush WC. A white dresser unit with attractive mirror-fronted cupboards provides additional storage, complemented by a wall-mounted mirror with light above. The remaining walls are finished in complementary pale grey tiling, creating a fresh and elegant feel throughout. Underfloor heating provides an added touch of comfort, making this a practical and welcoming private en-suite.

BEDROOM TWO

12'4" x 8'10" (3.78 x 2.70)

A spacious and beautifully presented double bedroom, thoughtfully complemented by a range of quality fitted furniture by Haagenson's, offering both style and excellent storage. The furniture includes a generous double wardrobe, drawer unit and bedside cabinet, together with an impressive mirror-fronted walk-in wardrobe providing further valuable storage. A double-glazed window allows plenty of natural light into the room, while underfloor heating adds warmth and comfort, creating a relaxing and inviting bedroom.

BEDROOM TWO

SHOWER ROOM

7'11" x 6'9" (2.43 x 2.08)

A beautifully appointed and contemporary shower room, featuring a stylish white three-piece suite comprising a generous walk-in shower with glazed screen and dual rainfall-style shower heads, providing a luxurious and refreshing experience. The sleek vanity combination unit incorporates a hand wash basin and offers ample, practical storage, complemented by a low-flush WC with concealed cistern for a clean and streamlined finish. The room is enhanced by modern grey stone-effect tiling to the walls and floor, creating a sophisticated and timeless feel. Further features include an illuminated LED mirror, heated towel rail and extractor fan, combining comfort, style and practicality.

OUTSIDE

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Accessed via an electric gate leading to the parking area and communal entrance, the property has one allocated parking space.

TENURE - FREEHOLD

We are advised that the freehold is held by the management company of which each unit owns a share. A service charge covers maintenance of the communal areas and the lift, building insurance etc. which is at present £2200 per year.

COUNCIL TAX BAND & EPC RATING

Council Tax Band - D
EPC -

VIEWING ARRANGEMENTS

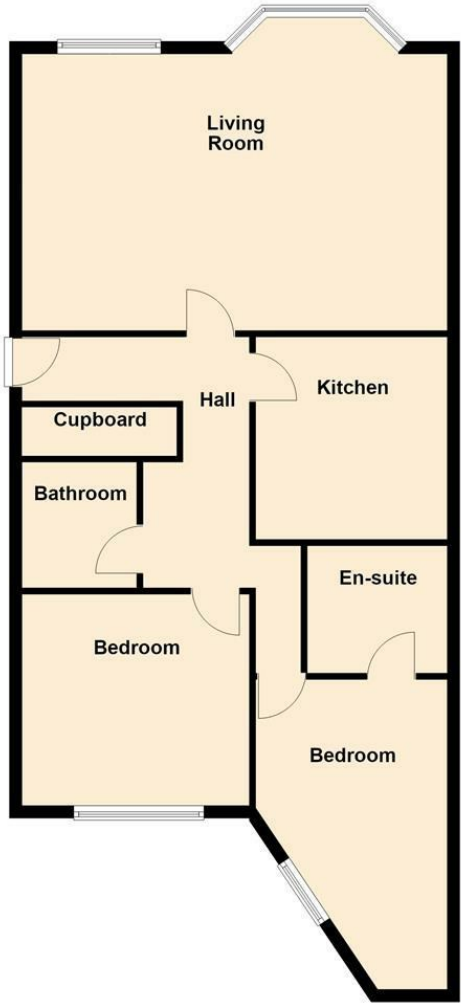
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

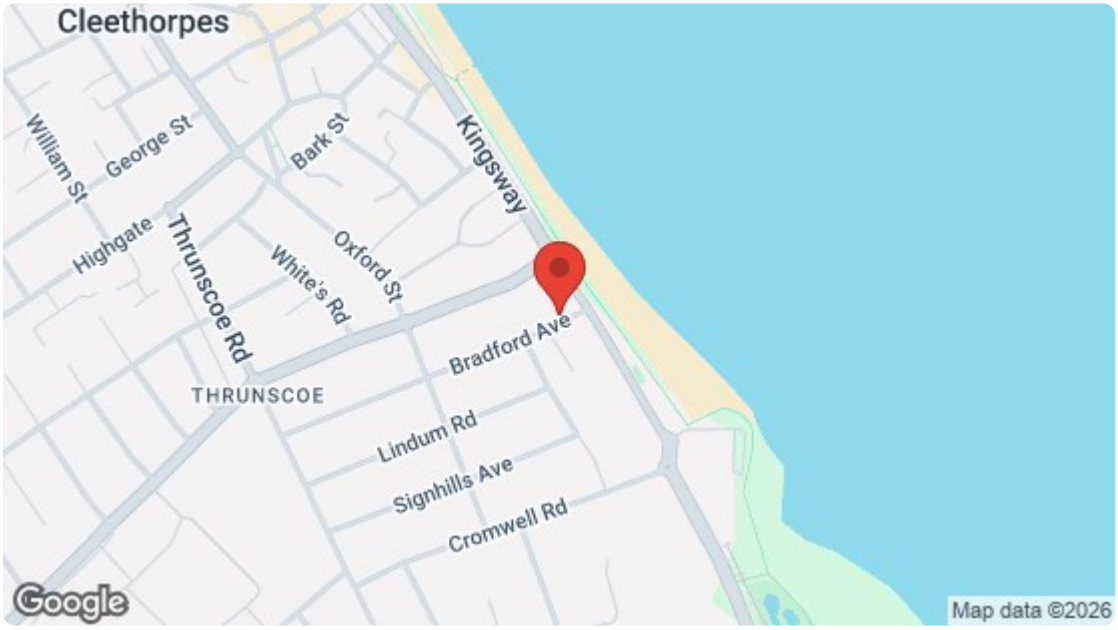
Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

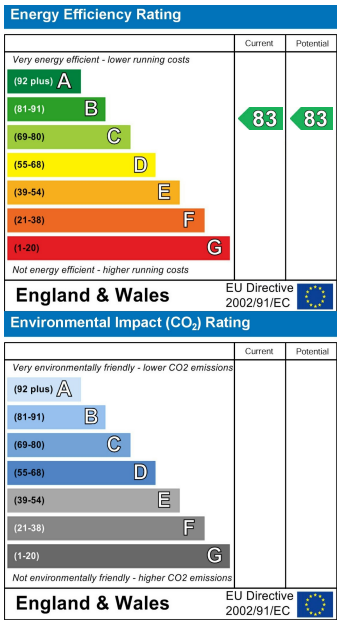
Ground Floor

Approx. 90.3 sq. metres (972.3 sq. feet)



Total area: approx. 90.3 sq. metres (972.3 sq. feet)





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.