



Day Chalet 13 Marine Embankment Cleethorpes, North Est Lincolnshire DN35 0FB

We are delighted to offer you this rare opportunity to purchase one of the well known Cleethorpes Day Chalet / Beach huts. The property is situated to the rear of Meridian Point events arena, approximately 1.5 miles to Cleethorpes Town Centre and literally a few steps from the beach itself. Perfect for those just wanting to sit and relax, ideal for entertaining with friends or a retreat with the grandchildren, This pleasant beach hut has twin French doors to the front and rear elevations with security doors. The internal accommodation has small kitchen area with sink and unit with dual aspect wooden glazed doors. The property comes with the remainder of the 60 year lease from 1981, therefore offering a remainder of 17 years. Offering great potential to be able to create that lovely hideaway, viewing is essential to enjoy the character of the property.

£10,000

- RARE OPPORTUNITY TO PURCHASE ONE THE WELL KNOWN CLEETHORPES BEACH HUTS
- SUPERB OPEN VIEW TO THE FRONT ACROSS THE CLEETHORPES BEACH
- GREAT DAY RETREAT TO SIT AND RELAX
- INTERNAL WATER SUPPLY
- 17 YEAR LEASE REMAINING
- TWIN FRENCH DOORS TO THE FRONT AND REAR ELEVATIONS
- ENERGY PERFORMANCE RATING EXEMPT AND COUNCIL TAX BAND (EXCEMPT)



MEASUREMENTS

All measurements are approximate.

ACCOMMODATION

CHALET

Doors Open



CHALET FRONT VIEW

Security shutters closed.



ESTUARY VIEWS



LAWN AREA



INTERNAL ROOM

7'9" x 7'8" (2.38 x 2.35)

This quaint day beach hut creates a lovely place for a new owner to have a little retreat to sit and relax and watch the day go by. Offering panoramic views to the front across the Cleethorpes Beach and dunes to the front, the accommodation has twin glazed wooden doors to the front and rear elevations with security doors. Internally the property has one room with a sink to one corner and a small range of storage units.



CHALET REAR VIEW



CHALET POSITION



TENURE - LEASEHOLD

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details.

LEASE INFORMATION

The property originally had a 60 year lease from 1981 and therefore 17 years remain.

We are awaiting for clarification of the monthly charges, ie ground rent and payments etc, but have been led to believe the payment to be only £5 pa.

COUNCIL TAX BAND & EPC RATING

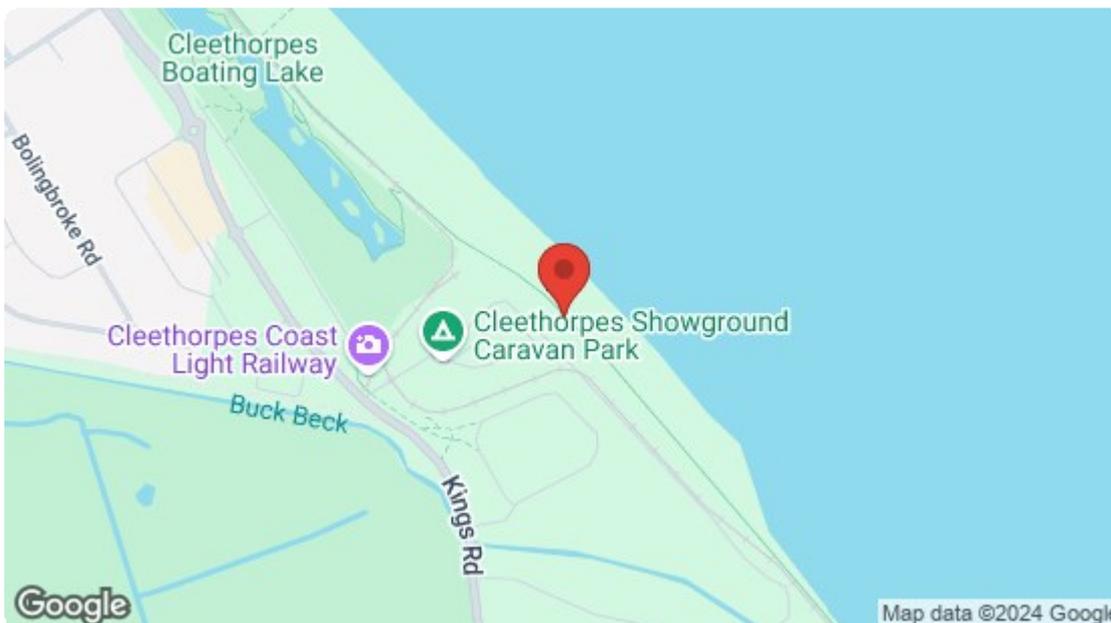
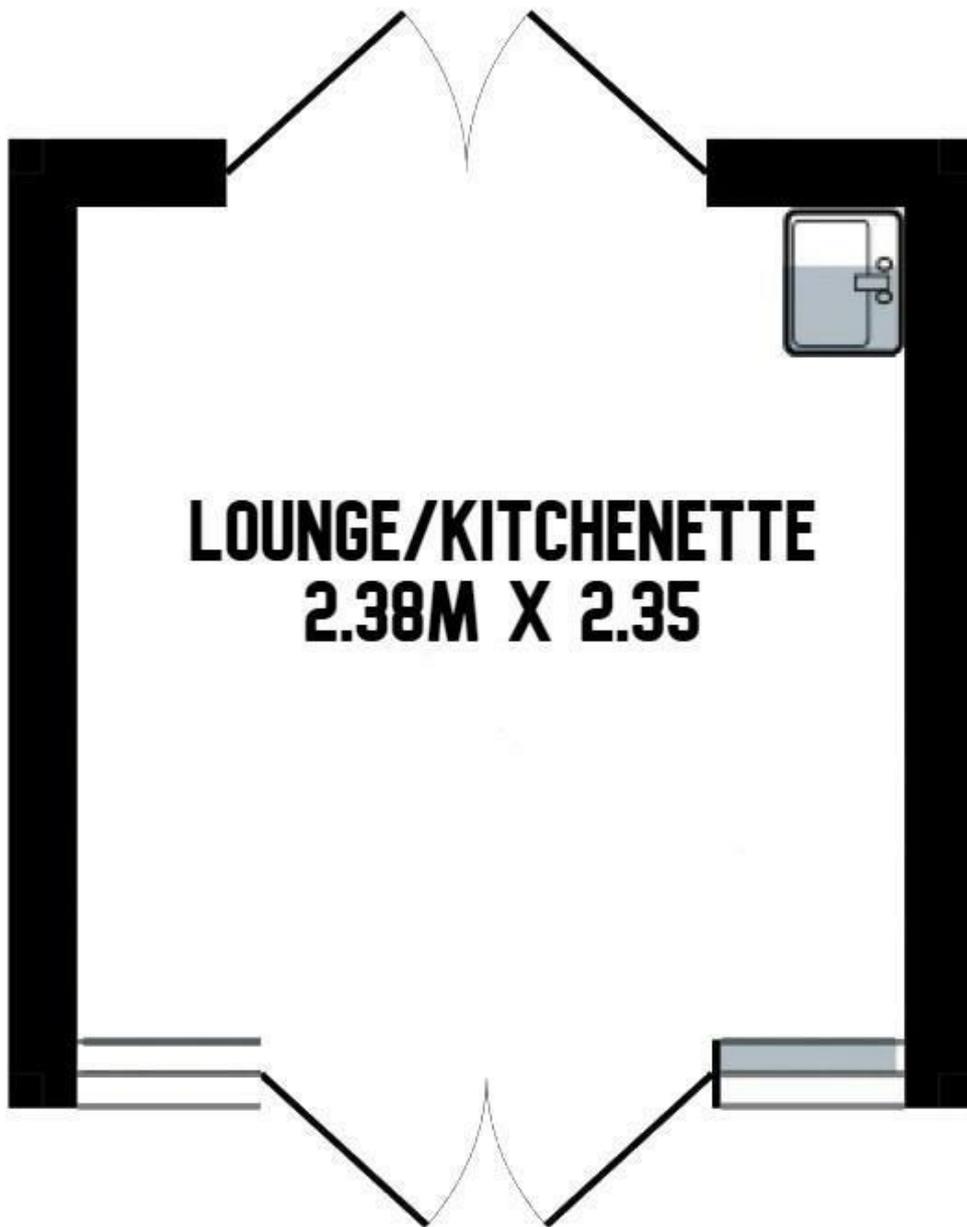
Council Tax Band - EXEMPT

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



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's 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.