



## 23 De La Bere Avenue Sutton on Sea, Lincolnshire, LN12 2HY

2 Bed Semi-Detached House

Full Market Value **£150,000** | Shared Ownership **£52,500** for a 35% share | Share rent is **£223.44**

Management fee **£20.75** | Buildings insurance **£8.33** | Communal service charge **£4.20**

platform   
**home**  
OWNERSHIP

**23 De La Bere Avenue, Sutton on Sea,  
Lincolnshire, LN12 2HY.**

**2 Bed Semi-Detached House - Shared Ownership**

- Semi-Detached house
- 2 bedrooms
- Downstairs toilet
- Modern open plan breakfast/kitchen with integrated appliances
- Bathroom with over bath shower
- Parking to the front of property
- Rear garden with decking, grass and wooden shed
- Sutton on Sea within easy walking distance



## The Area

Sutton on Sea, is located on the Lincolnshire coast with Blue Flag awarded sandy beaches, the area is an ideal destination for families or couples who are looking for their first home.

The village of Sutton on Sea offers a good range of independent shops, pubs and places to eat.

## Construction

Walls: Brick

Roof: Pitched, Tiled

Windows: Double Glazed and uPVC

## Accommodation

Accommodation briefly comprises:-

## Ground Floor

### Entrance Lobby

Staircase to first floor.

### Living Room

3.98m x 3.63m (max)

### Breakfast Kitchen

4.32m x 3.16m (max)

Modern fitted kitchen units with gas hob, integrated oven, and extractor hood.

### Downstairs Toilet

## First Floor

### Bedroom 1

4.85m x 2.87m, reducing to 2.42m

### Bedroom 2

4.51m x 2.53m

## Bathroom

Modern three piece white suite with shower over the bath

## Outside

- Gated rear garden enclosed by fencing, part patio and part laid to lawn with wooden shed
- Parking to the front of the property

## Services

- Mains gas, electricity, water and drainage services are connected.

## Central Heating

- A gas fired central heating system is installed from a Vaillant Eco Tec Pro boiler on the kitchen to radiators throughout the house.



## Roads & Footpaths

- De La Bere Avenue is a made and adopted highway

## Condition

We have not carried out a detailed survey on the property nor any tests on services nor inspected foundations.

We have not inspected the woodwork or other parts of the structure, which were covered, unexposed or inaccessible and are therefore unable to report that such parts are free from rot, beetle, woodworm or other such defects.

From our brief visual inspection, the property is well presented and is considered to be in an overall condition consistent with its age and style of construction.

No defects were noted which are likely to affect the value or saleability of the property.

## Energy performance certificate

- Energy Rating 'C'
- Valid until March 2029

## Flooding

No specific enquiries have been made but we are not aware that the property has been identified by the Environmental Agency as being in an area where there is an increased risk of flooding such as on a floodplain (Flood Zone 3).

To the best of our knowledge, recent flooding affecting the property has not occurred.

It is assumed that the property was built in accordance with flood risk assessment measures.

Further information is available on the Environment Agency website ([www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)).

## Environmental and statutory matters

- The property is not a Listed Building.
- It is not within a Conservation Area.

## General Remarks

This is a modern semi-detached house within a favourable location and of a size and style for which there would normally be a consistent demand for shared ownership purchase or outright sale.

## Tenant's improvements

None stated.

## Valuation

Full Market Value **£150,000**

This 2 bed end-terrace house is being sold on a Shared Ownership basis - **£52,500** for a **35% share**

Monthly Rent on remaining share **£223.44**

Management Fee **£20.75**

Buildings Insurance **£8.33**

Communal service charge **£4.20**

Please note other shares can be purchased subject to an affordability assessment.

## **Shared Ownership**

Shared Ownership is a fantastic opportunity if you're unable to purchase a home on the open market. It allows you to buy a share in a property on a part buy/part rent basis and pay a subsidised rent on the part that you do not own.

Over time, you can purchase more shares in your property – this is known as 'staircasing'. This can be done at any time after initial purchase and it will reduce the amount of rent you pay, as the share of the home that you do not own will have got smaller.

We will offer shares between 25-75% of the property value depending on the outcome of the affordability assessment. The higher the share you purchase, the lower your rent will be. You will either need sufficient funds to enable you to purchase a share outright or will need to be able to obtain a mortgage for the share you want to purchase.

## **Next Steps**

To apply, please contact the Platform Home Ownership who will then send you an application form and registration form to complete.

Upon receipt of your completed application and registration form, we will refer you for an affordability assessment to determine the most affordable share for you.

Once you have passed the affordability assessment, we will then be in contact to confirm availability and arrange a viewing.

For details contact our sales team  
on **0333 200 7304**  
or email: **sales@platformhg.com**

**Contact Us:**



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Scheme administered by Platform Housing Group  
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