



CHOICE PROPERTIES

Estate Agents

85 Seahaven Springs Seaholme Road,
Mablethorpe, LN12 2QS

Reduced To £114,995



Choice Properties are delighted to offer for sale this spacious three bedroom double unit park home located on the ever sought after Seahaven Springs site. This fully residential park home is conveniently positioned for the beach and town centre.

Additionally benefitting from Gas Central Heating, the spacious well laid out accommodation comprises:-

Entrance Porch

6'3" x 3'3"

Kitchen/Diner

17'9" x 8'2"

Wall and base units offering ample storage. Electric hob and oven with extractor hood over. Stainless steel sink and drainer with mixer tap. Space for a fridge/freezer. Dining area with bow window to front.

Reception Room

17'9" x 12'4"

Electric log burner with tile surround. Telephone Point. TV Aerial Point. Large storage cupboard.

Conservatory

21'9" x 7'9"

Utility Area

12'11" x 7'9"

Plumbing for a washing machine. Door to the rear garden.

Hall

5'5" x 5'1"

Airing cupboard housing Worcester combination boiler.

Bedroom 1

11'9" x 9'7"

Bedroom 2

8'10" x 9'3"

Built in wardrobes offering ample storage.

Bedroom 3

8'3" x 6'11"

Bathroom

5'5" x 6'6"

Panelled bath with shower over. Wash hand basin and WC.

Driveway

Providing off street parking.

Garage

Garden

Privately enclosed patio garden with gated access.

Tenure

The property is covered by the Mobile Homes Act 2013. Please contact us if you have any questions regarding this. Ground rent is paid annually to the site and covers the maintenance of the communal areas as well. The current ground rent payable to Springs Estates; covering the ground rent and service charge is £117.00 a month.

Viewing arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

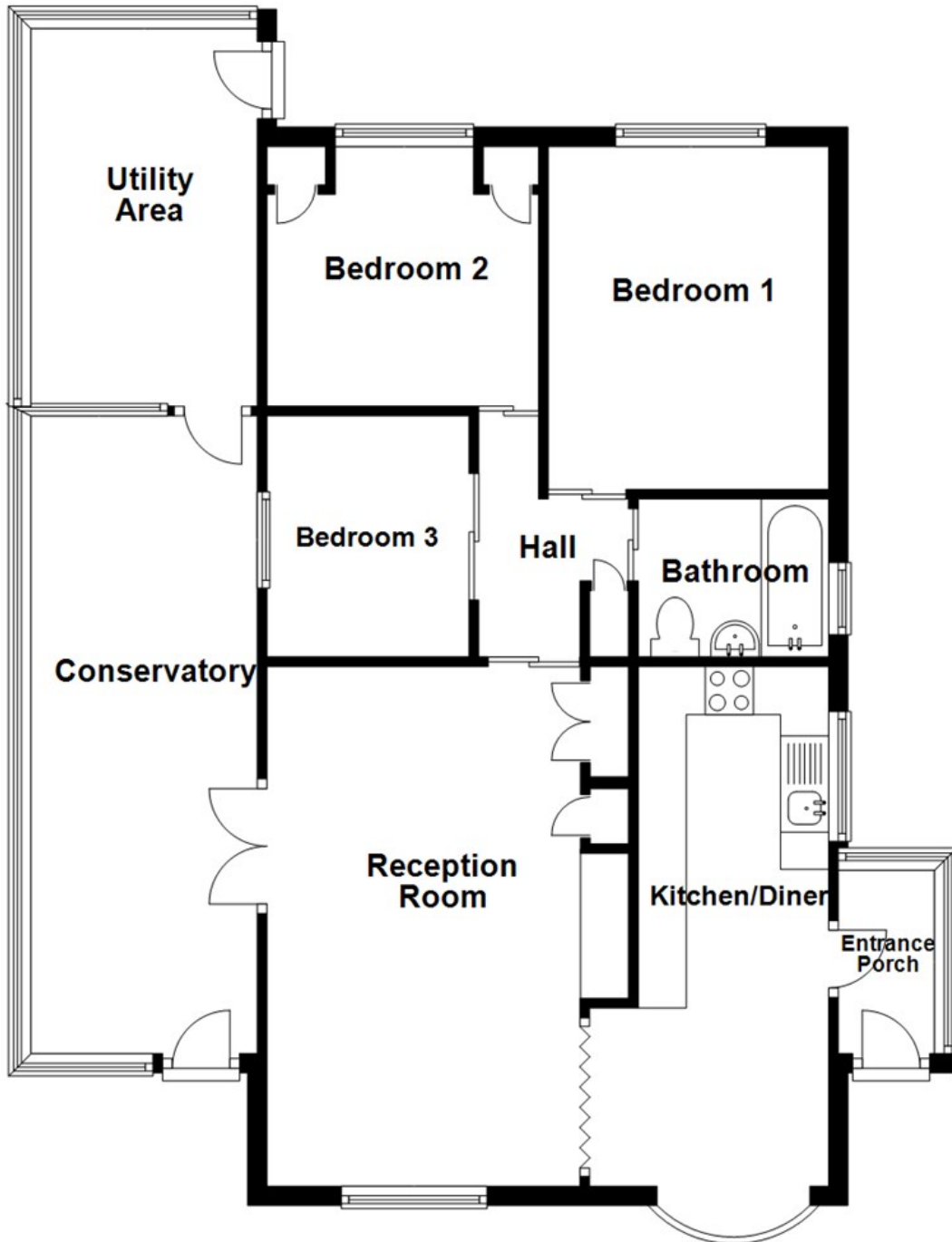
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





Ground Floor



Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Seahaven Springs is the fourth turning on your left hand side (including Harlequin Drive). As you enter the estate, turn right and number 85 can be found on the right hand side.

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	

