



CHOICE PROPERTIES

Estate Agents

17 Seaholme Chalet Park Seaholme Road,
Mablethorpe, LN12 2AP

Reduced To £32,500



Choice Properties welcome you to this charming holiday chalet located on Seaholme Road in the popular seaside town of Mablethorpe. Being sold by a motivated seller; this property boasts a modernised interior, perfect for those seeking a relaxing seaside retreat. As you step inside, you are greeted by a cosy reception room, ideal for unwinding after a day of exploring the nearby beach. With two inviting bedrooms, there is ample space for family and friends to enjoy a peaceful night's sleep. One of the standout features of this property is its proximity to the beach - just a stone's throw away, allowing you to enjoy leisurely strolls along the sandy shores and soak in the calming sea views. Benefiting from a mains gas central heating system, you can stay warm and cosy during the cooler months. The chalet features a 10-month occupancy between the months of March - December; and being sold by a motivated seller, early viewing is most certainly recommended to avoid missing out.

The well maintained and abundantly light and bright accommodation benefits from mains gas central heating and double glazed uPVC throughout and comprises:

Entrance Porch

2'3" x 11'1"

Double opening 'French' uPVC doors leading into the entrance porch, which provides space for a freestanding fridge/freezer, plumbing for a washing machine, access to the loft space and a uPVC door to the:

Reception Room

11'1" x 11'1"

Light and airy reception room with a large window to side aspect, laminate flooring, TV aerial, uPVC cladded ceiling and doors to:

Kitchen

5'5" x 7'1"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob, integrated electric oven, part tiling to the walls and laminate flooring.

Bedroom 1

12'0" x 7'11"

Spacious double bedroom with laminate flooring and a cupboard housing the wall mounted 'Viessmann' combination boiler; supplying both the central heating and hot water systems.

Bedroom 2

7'1" x 7'11"

Double bedroom with laminate flooring and a telephone point; which is an uncommon feature for the chalets on Seaholme Chalet Park.

Bathroom

7'0" x 3'9"

Fitted with a three piece suite comprising a bath tub with single hot and cold taps and an electric 'Triton Cara' shower over with mermaid boarded splashbacks to the walls, hand wash basin with mixer tap built into vanity and WC with dual flush button, laminate flooring, part tiling to the walls and a heated towel rail.

Outside

To the rear of the chalet you will find a paved patio area with a useful composite storage shed. Around the site there are communal areas which are laid to lawn and regularly maintained. A new 10 year lease is given to each new owner and can be easily renewed down the line.

Parking

Communal parking is available on site.

Tenure

Leasehold. Ground rent also covers the service charge and is paid twice a year in May and August. This figure is £815.00 and brings the total for the year to £1630.00.

Viewing arrangements

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

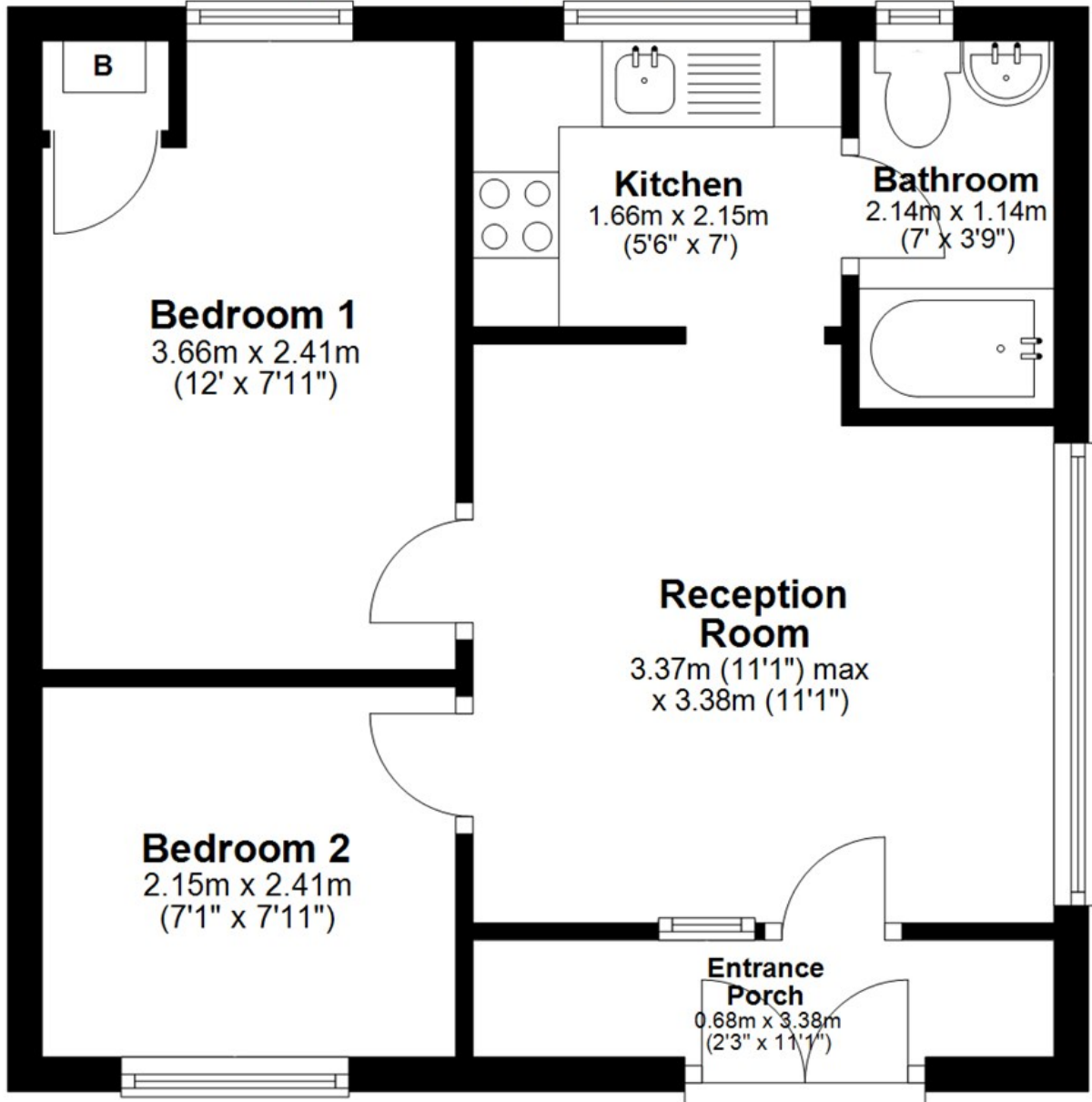
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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

Approx. 34.9 sq. metres (375.2 sq. feet)



Total area: approx. 34.9 sq. metres (375.2 sq. feet)

Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel keep left onto Seaholme Road, the entrance to Seaholme Chalet Park can be found a short way along on your right hand side.

