



CHOICE PROPERTIES

Estate Agents

M14 Mablethorpe Chalet Park,
Mablethorpe, LN12 1QN

Reduced To £45,000



Choice Properties are delighted to bring to the market this spacious detached and fully residential chalet located on a sought after site only a short walk from the beach. With on site amenities and 12-months occupancy, Mablethorpe Chalet Park is one of Mablethorpe's most popular site. Viewing is most certainly advised to appreciate the space and quality on offer, and to avoid missing out; as this chalet is further offered with no onward chain.

The chalet features electric heating and double glazed uPVC windows throughout. The well maintained accommodation comprises:

Open Plan Kitchen/Reception Room

13'00" x 17'10"

Kitchen:

In an open plan design with the reception room fitted with a range of wall and base units with worktop over, two bowl stainless steel sink with mixer tap, space for a freestanding electric cooker, space for a freestanding fridge/freezer, rear uPVC door, tiled walls and tiled flooring.

Reception Room:

Fitted with an electric feature fireplace on a tiled hearth, double aspect windows and double opening 'French' doors to front aspect. Door to:

Lobby

2'06" x 2'06"

Doors to:

Bedroom 1

9'09" x 9'03"

Double bedroom.

Bedroom 2

6'10" x 7'10"

Shower Room

5'08" x 5'00"

Fitted with a three piece suite comprising a corner shower cubicle with electric 'Aquatronic 3' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, part tiled, part mermaid boarding to the walls and a built in storage recess.

Outside Space

The outside communal areas are well maintained all year round and to the rear of the chalet, you will find a useful storage unit.

Communal Parking

Ample communal parking on site.

Tenure

Leasehold.

Lease Information

There was a new 50-year lease issued on the 18th October 2023. The site's current annual ground rent is £3,921.10 and the current annual service charge is £560.15.

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

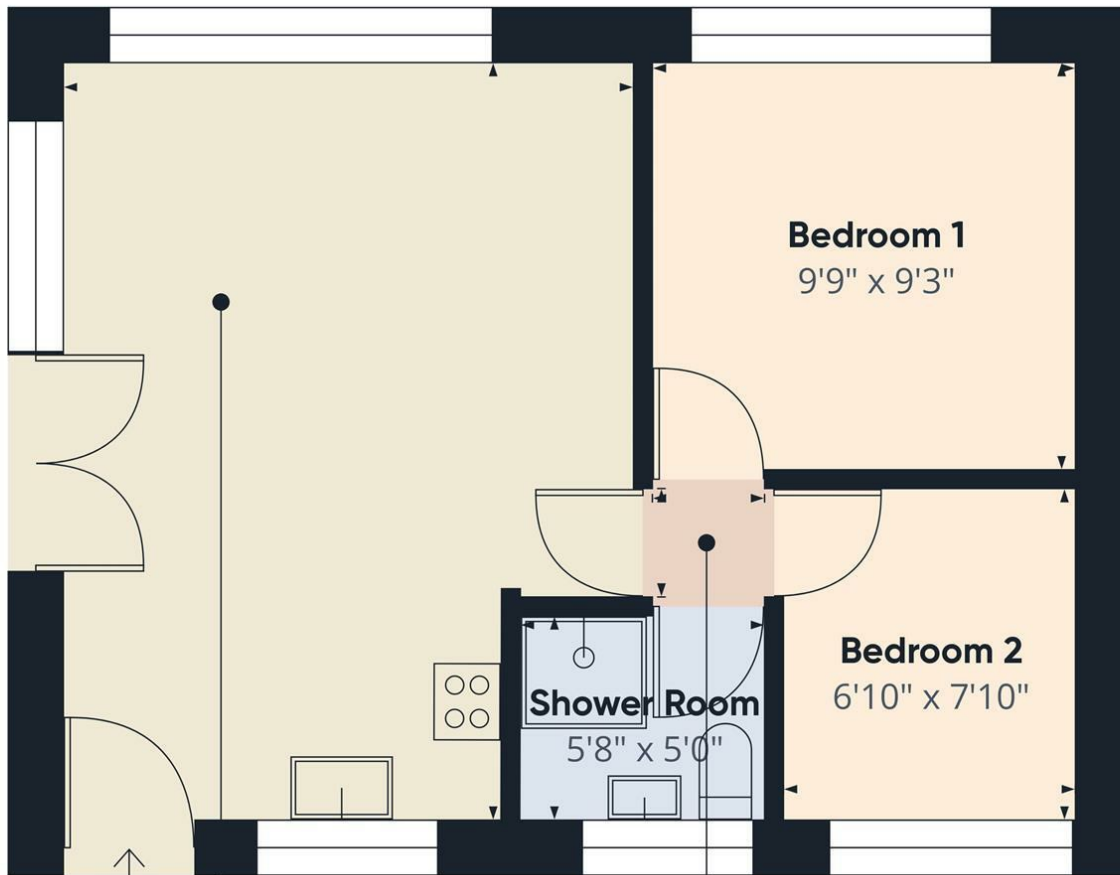
Website: www.e-lindsey.gov.uk

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

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.







Open Plan Kitchen/Reception Room
13'0" x 17'10"

Lobby
2'6" x 2'6"

Shower Room
5'8" x 5'0"

Bedroom 1
9'9" x 9'3"

Bedroom 2
6'10" x 7'10"

Approximate total area⁽¹⁾
397.73 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

From our Mablethorpe office head to the High Street, turn right at the traffic lights onto the High Street then at the pullover turn left onto Quebec Road. Carry on past the Cinema and then take a left onto Links Avenue and Mablethorpe Chalet Park can be found at the end of the road.

