

Buy. Sell. Rent. Let.



Willoughby Road, Sutton on Sea



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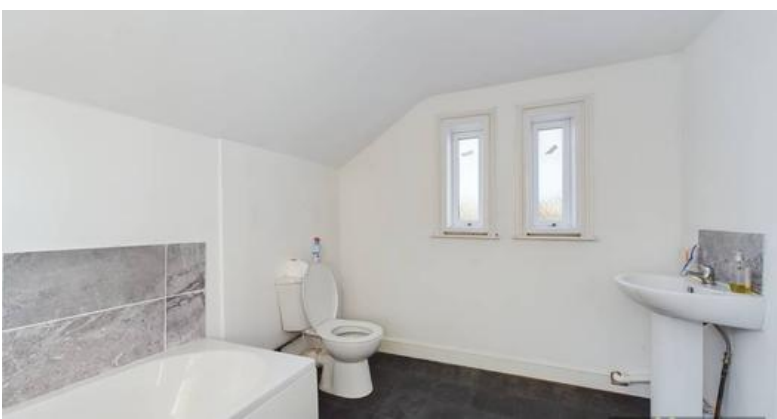
Guide price £60,000



For sale by Modern Auction with Pattinson Auctions. Guide Price £60,000 Auction Terms and Conditions Apply. A FIRST Floor Flat. Being located close to the High Street and a stones throw from the Beach of Sutton On Sea.

Key Features

- For Sale By Modern Auction, Terms and Conditions Apply
- Lounge
- Kitchen
- First Floor Flat
- Bedroom
- EPC rating G
- Tenure: Leasehold



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First Floor Flat

Communal Entrance Hall

Having a Upvc door to the side elevation, giving access to shared staircase to both the First Floor and Second Floor, this has been tastefully decorated by the current owner of the Second Floor Flat, having a window to the side elevation. Entering the flat via a wooden fire door into the inner hall.

Flat Inner Hall

1.65m x 2.61m (5'5" x 8'7")

Giving access to all rooms, plus having a storage cupboard housing the central heating boiler, ceiling light.

Flat Lounge

4.03m x 4.21m (13'2" x 13'10")

Having a Upvc bow window to the front elevation, giving a partial sea view, gas fire in surround, TV aerial point, electric sockets, door into the kitchen.

Flat Kitchen

2.18m x 3.35m (7'2" x 11'0")

Having a Upvc window to the front elevation, a range of base and wall mounted units, electric hob with electric oven under, space for washing machine, single drainer sink, part tiled walls, ceiling light.

Flat Bedroom

2.37m x 3.27m (7'10" x 10'8")

Having a Upvc window to the rear elevation, electric sockets and ceiling light.

Flat Bathroom

2.99m x 2.38m (9'10" x 7'10")

Comprising of panelled bath, WC and pedestaled wash hand basin, having two windows to the side elevation, tiled splash backs and ceiling light

WC Facilities

1.45m x 1.53m (4'10" x 5'0")

Having a Upvc window to the rear elevation, Vanity WC and Vanity wash hand basin with "Redring" electric wall mounted hot water tap, single cold water tap on wash hand basin, cupboard storage under.

Auctioneers Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer' .This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by

The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Location

The property is situated on Willoughby Road between its junction's with Trusthorpe Road and Park Road. Public transport links is provided by a network of local bus services serving the surrounding vicinity with a mainline rail station being found in Grimsby to the north or Skegness to the south. Sutton on Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including a primary school, doctor's surgery, range of shops and businesses, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is approximately 3 miles to the north and has additional amenities.

Direction

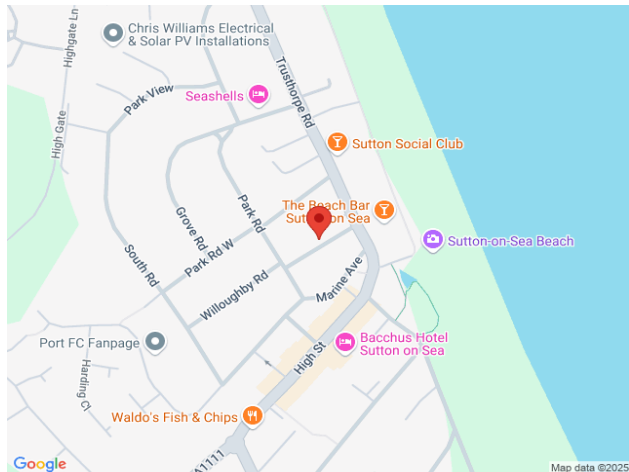
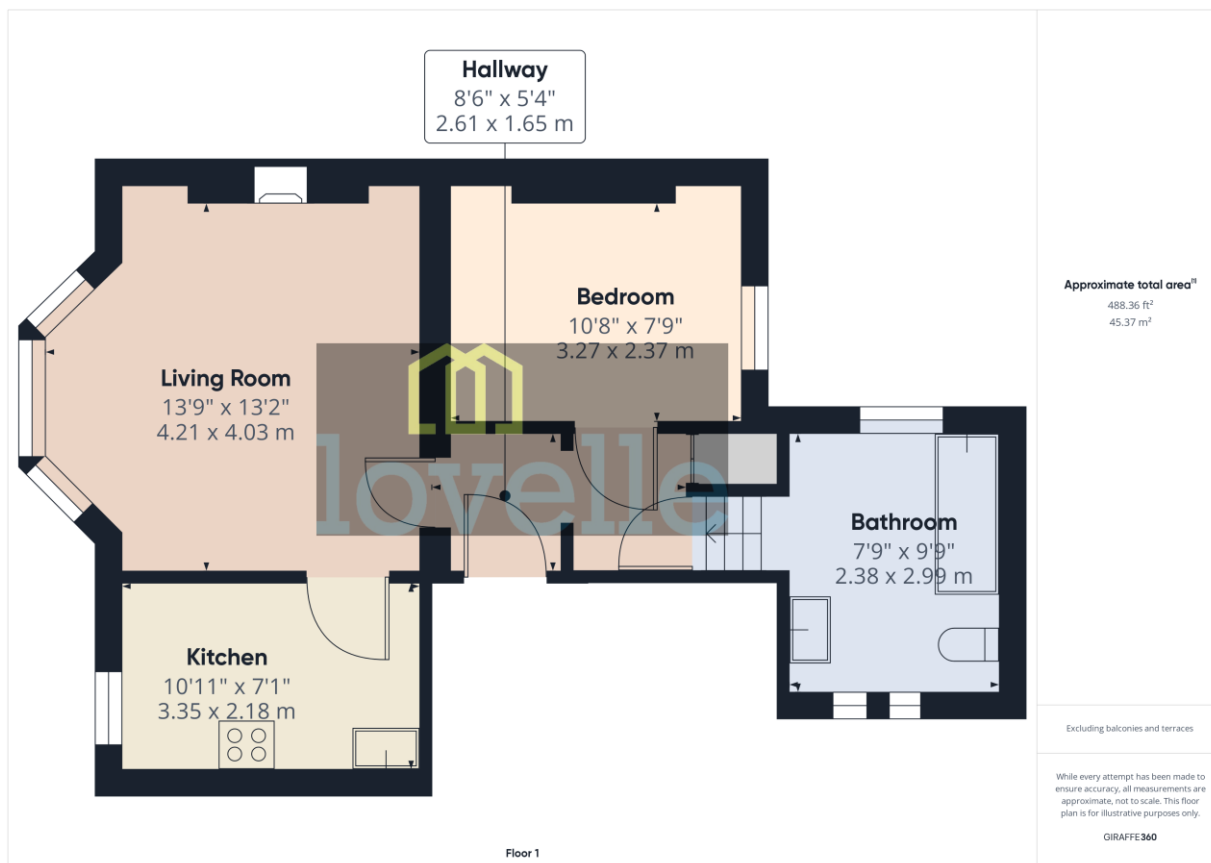
From our office, proceed southwards along the A52 Victoria Road, for approximately 2 and a half miles, through the village of Trusthorpe and in to Sutton on Sea. On entering Sutton on Sea along Trusthorpe Road take a right on to Willoughby Road. The flat is situated on the left hand side on the corner of Willoughby and Trusthorpe Road.

Services

Mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. The property has electric storage heaters.

Agents Note

There is a peppercorn ground rent on the top floor flat which is under leasehold - (the current vendor has the leasehold for this) Other leases where started in 1993 with a 999 year start - currently giving 969 years remaining.



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01507 478297

Mablethorpe@Lovelle.co.uk

