

Buy. Sell. Rent. Let.



Chanctonbury Way , Sutton on Sea



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When it comes to
property it must be


lovelle



OIRO £239,950

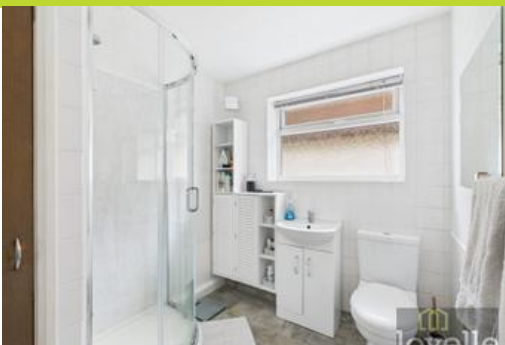


A spacious well presented DETACHED two bedroom bungalow with off road parking and detached garage to the market. The property is located in the sought after town of Sutton-on-Sea being less than 500m to the beach and half a mile from the town centre.

Key Features

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Garden
- Driveway and Garage
- NO CHAIN
- EPC rating TBC
- Tenure: Freehold





A spacious well presented DETACHED two double bedroom bungalow with off road parking and detached garage to the market. The property is located in the sought after town of Sutton-on-Sea being less than 500m to the beach and half a mile from the town centre. The property comprises of Kitchen, Living Room , Conservatory, TWO Bedrooms and Shower Room. Generous Rear Garden, Garage and Driveway.

Kitchen

4.14m x 2.33m (13'7" x 7'7")

Entered via door into the kitchen , dual aspect windows to side and front elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink, hob with extractor hood over, integrated cooker, integrated fridge, integrated freezer, radiator, phone point, power points. the boiler is housed here.

Living Room

5.42m x 3.84m (17'10" x 12'7")

Large bow window to front elevation, feature brick fireplace with surround, power points, radiator and tv point.

Hallway

Doors to all rooms , power points and loft access.

Bathroom

2.01m x 2.3m (6'7" x 7'6")

Obscure window to side elevation, a three piece suite comprising of corner cubicle shower, vanity wash hand basin, WC, tiled walls, airing cupboard with hot water tank and centrally heated towel rail.

Bedroom One

4.12m x 2.9m (13'6" x 9'6")

Window to rear elevation into the conservatory, double bedroom, built in wardrobes, radiator and power points.

Bedroom Two

2.54m x 2.37m (8'4" x 7'10")

Window to rear elevation into the conservatory, built in wardrobes, radiator and power point.

Conservatory

2.74m x 5.23m (9'0" x 17'2")

Door out to the gardens, with windows to either side , polycarbonate roof, tv point and power points.

Rear Garden

To the rear you will find a private and secure generous rear garden with fencing to all perimeters. The garden is low maintenance laid to gravel with small lawned area with shrubs and flower borders with concrete pathway. There is a timber garden shed.

Driveway

To the side of the property is a long driveway leading to detached garage.

Front

The front of the property is low maintenance laid to gravel with a variety of shrubs. There is a pathway leading up to the property.

Garage

With power and lighting, pedestrian door to the garden.

Location

The property is situated in the coastal village of Sutton-On-Sea which has a range of shops and stores. There is a primary school, a doctors' surgery, public houses and restaurants. Sutton-On-Sea has an attractive sandy beach with a wide promenade suitable for walking, cycling and mobility scooters. It is an ideal place to settle down after a busy life. There are market towns in Louth and Horncastle, while the main regional business centres are in Grimsby and Lincoln.

Directions

Head South-East on Victoria Road towards Sutton on Sea, Turn Left onto York Road and then continue onto Furlongs Road. Following the road to Hotchin Road and turning slightly Right onto Church Lane, then take a right onto Chanctonbury Way. The property can be found on the left hand side identified by our for sale sign.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band B EPC RATING TBC Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property.

Agents Notes

This property is currently going through probate.

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.



Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

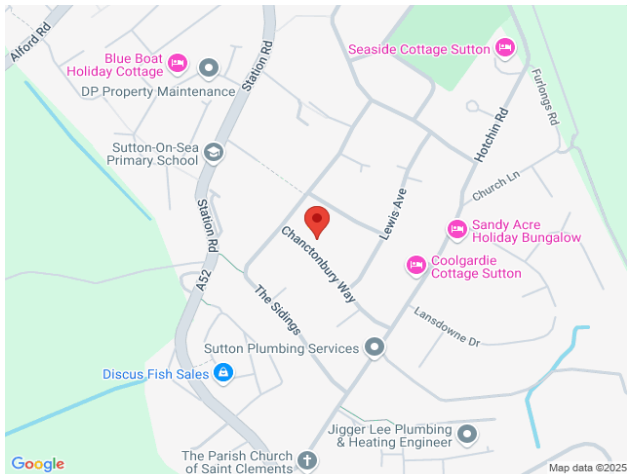
Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.





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