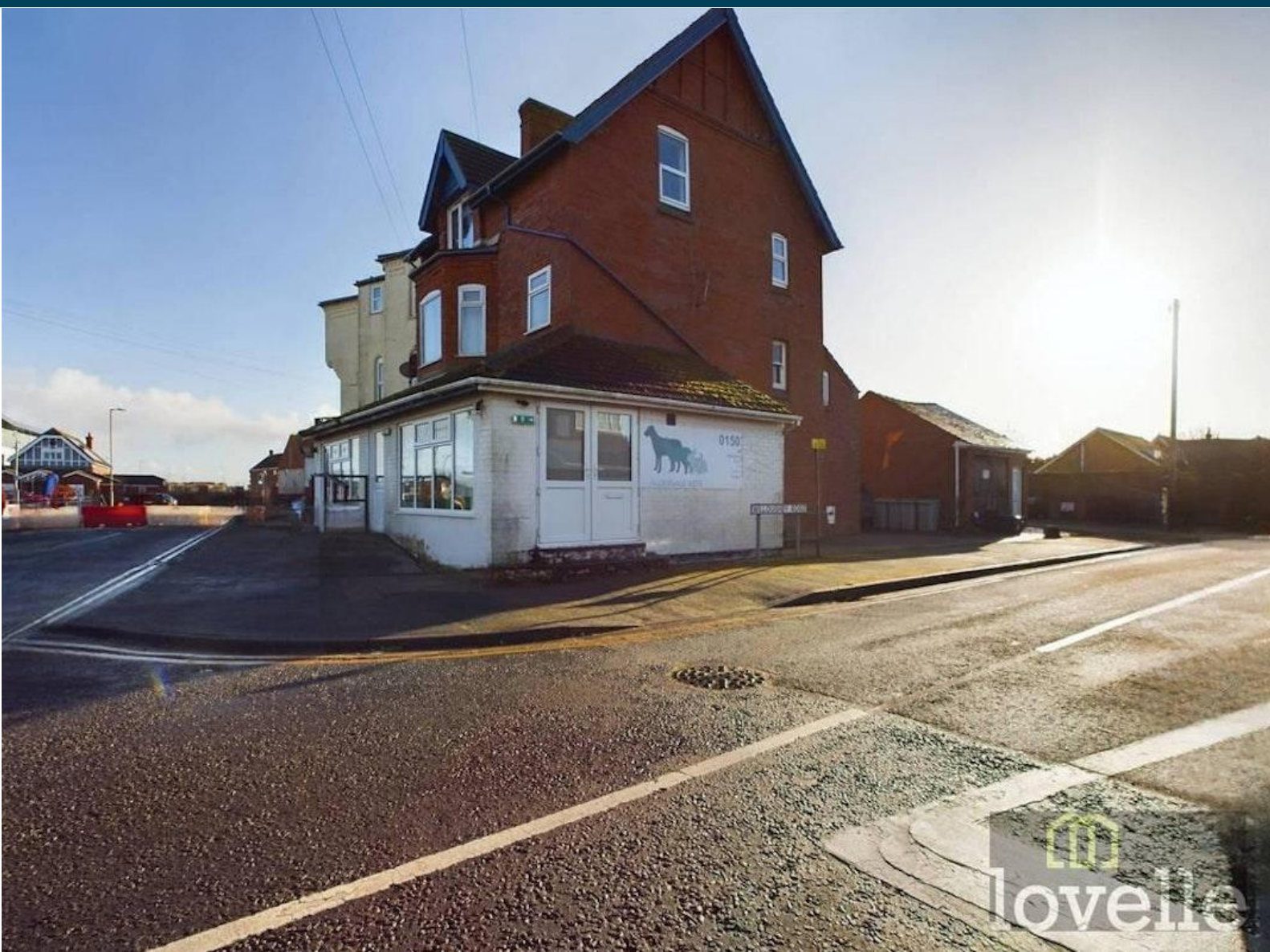


Buy. Sell. Rent. Let.



Willoughby Road, Sutton on Sea



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When it comes to
property it must be


lovelle



£69,995



Lovelle are pleased to offer for sale a spacious top floor flat, offering sea views from the lounge window, being recently refurbished to include a kitchen and shower room, this one bedroomed flat is an ideal holiday base.

Key Features

- SEA VIEWS
- Top Floor Flat
- Kitchen
- Lounge
- Shower Room
- Beach Located Over The Road
- EPC rating E
- Tenure: Leasehold



Lovelles are pleased to offer for sale a recently refurbished top floor apartment, offering sea views, having lounge, kitchen shower room and one bedroom. being located a stones through from the beach of Sutton on Sea and also being centrally located for the amenities of Sutton on Sea.

Entrance Hall

1.25m x 2.96m (4'1" x 9'8")

Access to all rooms , storage cupboard and power point.

Lounge

3.5m x 3.63m (11'6" x 11'11")

Window to front elevation, power points, tv point, electric storage heater and telephone point.

Kitchen

3.44m x 2.32m (11'4" x 7'7")

Window to rear elevation, fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit and drainer with mixer tap over, integral oven and four ring induction hob with extractor hood over, integral microwave , space and plumbing for washing machine, tiled splashbacks, power points , electric storage heater and breakfast bar.

Bedroom

3.64m x 2.53m (11'11" x 8'4")

Window to side elevation, tv point, power point and electric storage heater.

Bathroom

1.99m x 1.95m (6'6" x 6'5")

Obscure window to side elevation, a three piece suite comprising of shower cubicle , WC, vanity wash hand basin, tiled walls and extractor fan.

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.

Directions

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 Notes

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.

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.

How to make an Offer

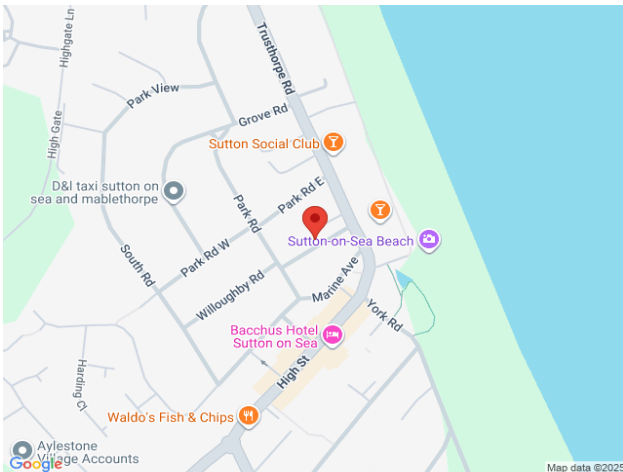
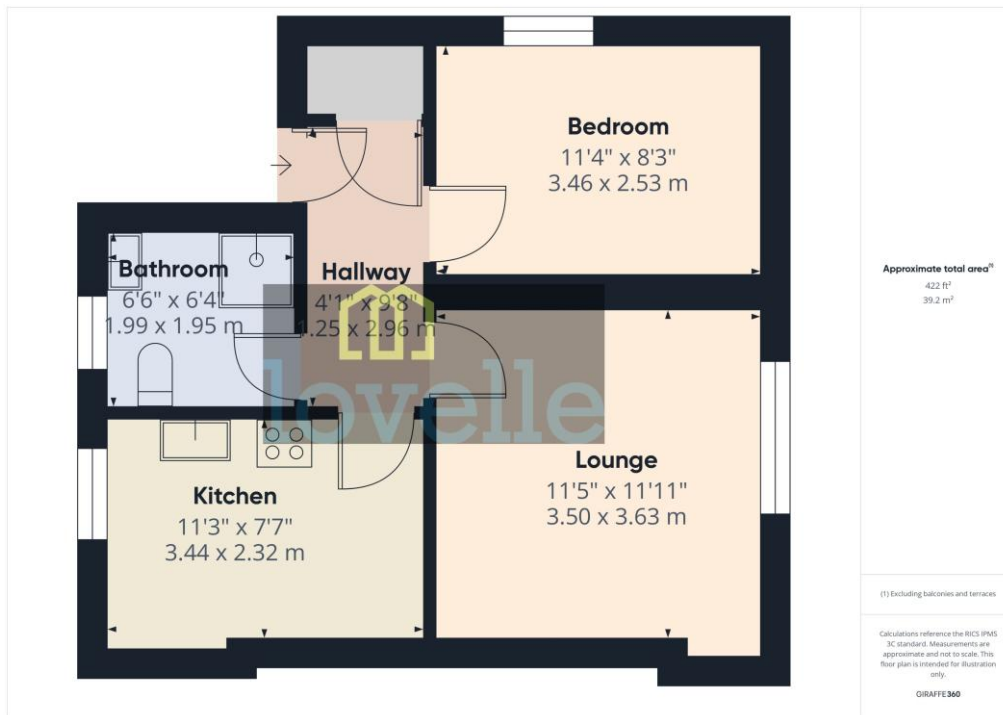
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

EPC

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.

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



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