



## 4 Evergreen Walk, Sutton On Sea, LN12 2SW

TWO BEDROOMS | LOUNGE | OPEN PLAN KITCHEN | BATHROOM WITH SHOWER OVER  
PARKING SPACE | GAS CENTRAL HEATING | UPVC DOUBLE GLAZING | EPC Rating D

**Asking Price: £97,950**

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HERE TO GET *you* THERE

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**\*\*\*IDEAL INVESTMENT OPPORTUNITY \*\*\*** This is fantastic opportunity to acquire spacious two bedroom first floor flat. The property is situated in the centre of the coastal village of Sutton on Sea offering a wealth of amenities from shops bars and restaurants to social clubs. The award winning beach with golden sand is just a few minutes walk offering a coastal promenade walks. The property has Two bedrooms, open plan lounge kitchen diner and bathroom, the property also benefits from a parking space.

#### **ENTRANCE LOBBY**

Enter the property through a uPVC part glazed door into the entrance lobby with coat hook and stairs to the first floor.

#### **FIRST FLOOR LANDING**

With UPVC window, radiator and floor standing gas boiler and an airing cupboard housing the hot water tank and storage cupboard above. Doors to all rooms.

#### **LOUNGE AREA**

4.78m (15' 8") x 2.90m (9' 6")



#### **KITCHEN AREA**

2.82m (9' 3") x 2.49m (8' 2")



#### **LOUNGE/KITCHEN/DINER**

A lovely light and spacious open plan room with two UPVC double glazed windows to the front aspect and a UPVC window to the side aspect in the kitchen area, there are two central heating radiators and the floor covering is wood effect laminate, the lounge area is open plan into the kitchen area which is fitted with a range of wall and base units with contrasting work tops and stainless steel sink and drainer, there is space for a fridge and cooker.



#### **BATHROOM**

2.67m (8' 9") x 1.52m (5' 0")

Fitted with a three piece suite comprising of panelled bath with shower electric shower over, wash hand basin with single taps, close coupled WC, uPVC double glazed window to the side aspect, radiator.





## BEDROOM 1

3.58m (11' 9") x 2.87m (9' 5")

Fitted with a built in wardrobe, central heating radiator and PVC double glazed window to the side aspect.



## BEDROOM 2

3.84m (12' 7") x 3.56m (11' 8")

With built in cupboard, radiator and a double glazed PVC window to the side aspect.



## TENURE

The flat is leasehold

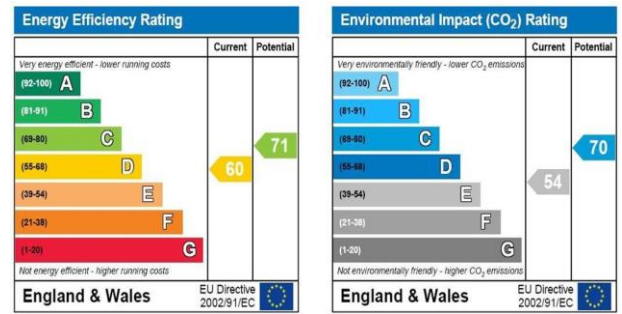
## VIEWINGS

Strictly by prior appointment through Hunters Turner Evans Stevens office in Sutton on Sea Tel 01507441166

## SERVICES

Mains electric, water, gas and drainage are understood to be connected, As agents we do not inspect or test any of the services or service installations and advise any purchasers to rely on their own survey.

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## OPENING HOURS

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 12.00pm

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