



# CHOICE PROPERTIES

*Estate Agents*

46 Chanctonbury Way,  
Sutton-On-Sea, LN12 2JR

Reduced To £260,000



Choice Properties are delighted to bring to the market this expansive three bedroom detached bungalow situated on a corner plot in a quiet residential location, close to the local amenities and only moments from the award winning, golden sandy beaches of Sutton-on-Sea. Boasting generously proportioned rooms throughout, this fantastic property is additionally offered with no onward chain and early viewing is recommended.

The well presented accommodation comprises:

### **Entrance Porch**

7'00" x 4'10"

With a uPVC front door into the entrance porch, triple storage cupboard (measuring 1'10" x 4'10") with drawers and shelving. Door to:

### **Reception Room/Dining Room**

7'09" x 16'06" extending to 13'02" x 23'10"

Light and airy room with triple aspect windows and fitted with an electric feature fireplace set in a tiled hearth with a wooden mantle, TV aerial and telephone point and providing ample space for a dining table.

### **Kitchen**

8'11" x 10'01"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a tumble dryer, fridge, freeze and plumbing for a washing machine, four ring gas hob with extractor hood over and tiled splashbacks.

### **Hall**

12'11" x 2'11" extending to 3'06" x 6'05"

L-shaped hallway providing access to the loft and doors to:

### **Bedroom 1**

10'1" x 13'5"

Spacious double bedroom with a TV aerial, telephone point and sliding patio doors out into the rear garden.

### **Bedroom 2**

12'9" x 9'11"

Double bedroom with built in wardrobes and storage up and around the headboard, built in triple wardrobe and built in airing cupboard; housing the 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Bedroom 3**

7'00" x 10'0"

Fitted with a TV aerial and sliding patio doors out into the rear garden.

### **Shower Room**

6'6" x 6'5"

Fitted with a three piece suite comprising a large shower cubicle with a mains fed shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, tiled splashbacks and a shaver point.

### **Driveway**

Providing off street parking.

### **Garage**

With up & over door. Power & lighting

### **Garden**

The property is positioned on a corner plot with lawned gardens to two sides. There is also a large patio area to the rear of the property and the privately enclosed garden features attractive flower beds to the borders.

## **Tenure**

Freehold.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening hours**

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

## **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](http://www.e-lindsey.gov.uk)

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

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.



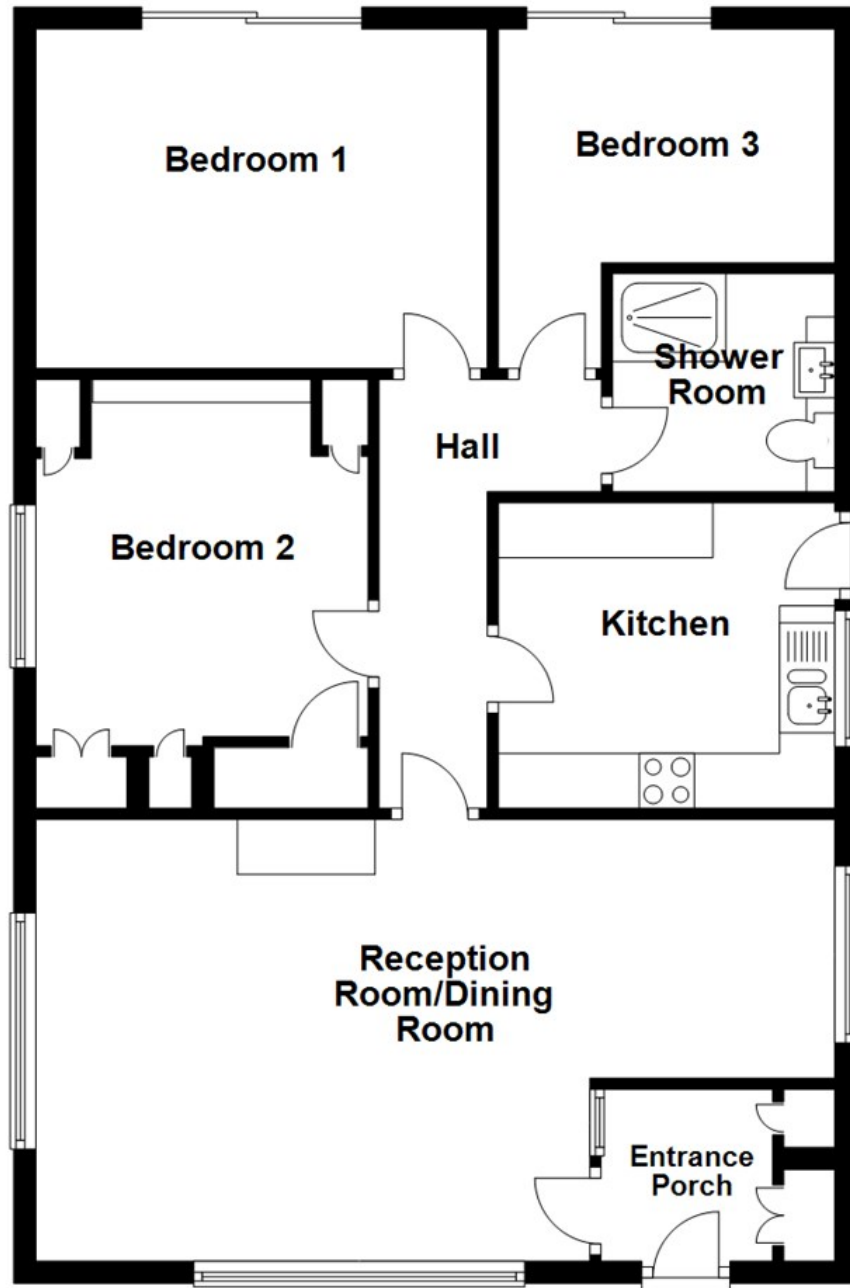






## Ground Floor

Approx. 81.3 sq. metres (874.7 sq. feet)



Total area: approx. 81.3 sq. metres (874.7 sq. feet)

# Directions

From our Sutton on Sea office head left towards the Sea Front, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way. Number 46 can be found on the corner.

