



CHOICE PROPERTIES

Estate Agents

Sandamar 18b Trusthorpe Road,
Sutton-On-Sea, LN12 2LT

Reduced To £169,500



Choice Properties are delighted to present this impressive two bedroom semi-detached house, to be sold with No Upper Chain, located just moments away from the golden sandy beaches and local amenities of Sutton on Sea. This well presented home also benefits from a driveway to the front providing off street parking and a low maintenance courtyard garden to the rear. Also ideal for use as a holiday let. Early viewing is recommended.

The property has the benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The well presented, spacious internal accommodation, consists of:

uPVC Entrance Door

Leading into:

Reception Room

12'0" x 16'0"

Wall mounted thermostat controls, TV aerial point, space for an electric log burner, stairs to first floor landing.

Kitchen/Diner

10'1" x 16'0"

Fitted with wall and base units with work surfaces over, integrated oven and four ring hob with extractor hood over. Stainless steel sink unit and drainer with mixer tap. Plumbing for dishwasher. Space for freestanding fridge/freezer and space for freestanding table and chairs. Wall mounted gas boiler supplying the central heating and hot water. uPVC rear door to garden.

Landing

7' x 2'9"

Doors to:

Bedroom 1

12'1" x 13'0"

Spacious double bedroom. Large storage cupboard.

Bedroom 2

10'0" x 9'0"

Spacious double bedroom.

Bathroom

6'11" x 6'8"

Fitted with three piece bathroom suite comprising dual flush wc, pedestal wash hand basin and panelled bath with electric 'Triton' shower over. Part tiled walls. Loft access.

Garden

To the rear of the property is a privately enclosed courtyard garden which is paved for ease of maintenance. The garden can also be access from the side of the property through a timber gate.

Driveway

Providing off street parking.

Beach Hut Plots

This property also includes three beach hut plots on the North Promenade, Sutton on Sea. The owners of the beach huts pay a ground rent to the current vendors of the property which is currently approximately £125 each per year.

Tenure

Freehold

Council Tax

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

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

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.

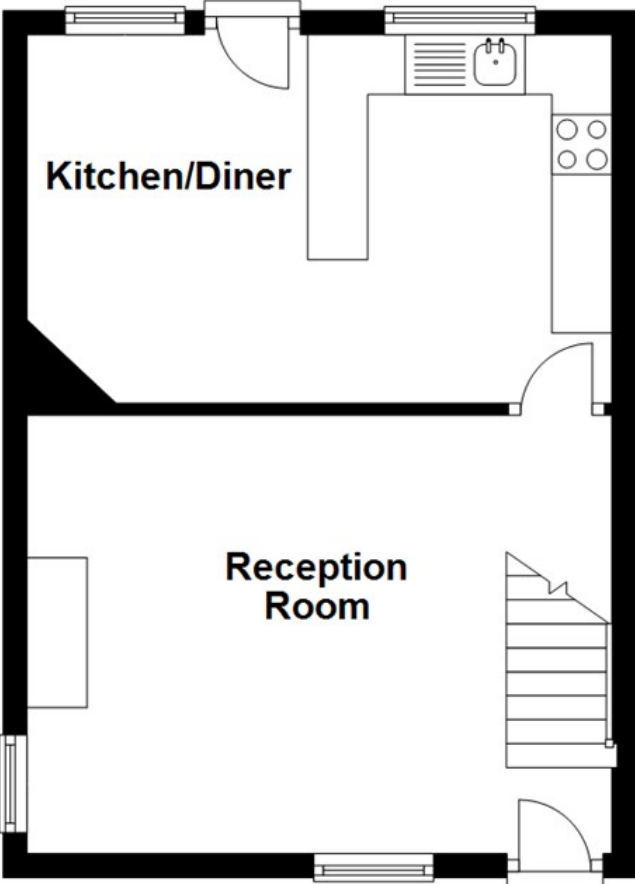
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.

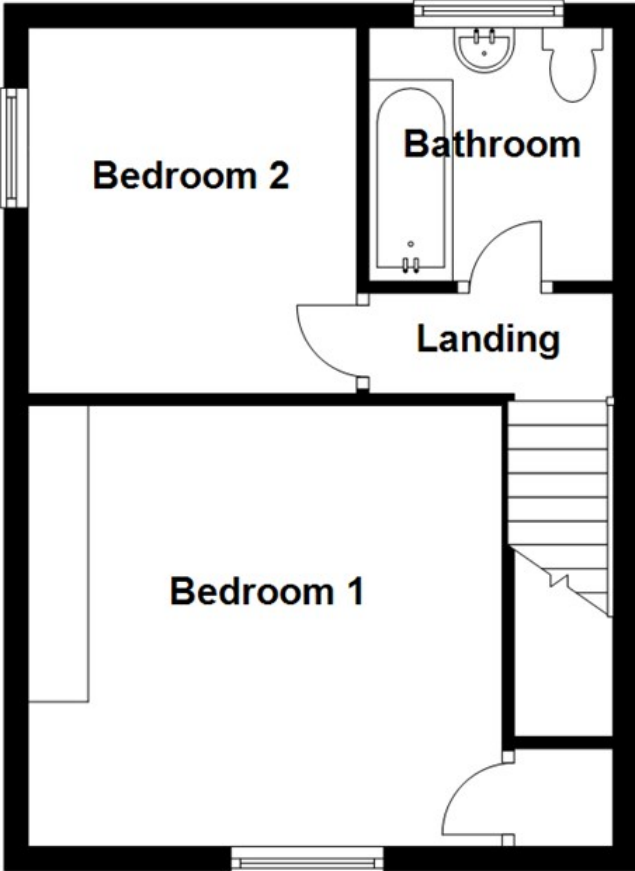




Ground Floor



First Floor



Directions

From our office head along the High Street towards the Sea Front. At the end of the High Street follow the road on to Trusthorpe Road. Continue along Trusthorpe Road and 18b can be found a short drive along on your right hand side almost opposite the turn into Grove Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

