



# CHOICE PROPERTIES

*Estate Agents*

8 The Sidings,  
Sutton-On-Sea, LN12 2SJ

Price £265,000



Choice Properties are delighted to bring to the market this most spacious two bedroom detached bungalow designed to allow wheelchair access and situated only a short distance from both the local amenities and the 'Blue Flag' award winning golden sandy beaches at Sutton-on-Sea. This impressive property further benefits from a privately enclosed garden to the rear, conservatory and spacious reception room/diner. Early viewing is advised.

This light and bright internal accommodation comprises:

### **Entrance Hall**

uPVC front entrance door. Telephone point. Radiator.

### **Reception Room**

13'8" x 15'6"

Light and airy reception room with large bow window to the front aspect. Gas fire set in feature surround. TV aerial point. Radiator. Open plan with dining room.

### **Dining Room**

9'1" x 9'11"

Space for dining table and chairs. Radiator.

### **Kitchen**

9'1" x 10'11"

Fitted with wall and base units with work surfaces over, one and a half bowl stainless steel sink unit and drainer with mixer tap, five ring induction hob with extractor hood over, integral microwave and oven, plumbing for a washing machine. Radiator.

### **Conservatory**

11'5" x 14'1"

With a pitched polycarbonate roof, tiled flooring and double opening 'French' style patio doors leading to the garden. Radiator.

### **Bedroom 1**

13'8" x 7'10"

Spacious double bedroom. Storage cupboard. Radiator. Opening to dressing room.

### **Dressing Room**

9'1" x 11'5"

Built in wardrobes. Radiator.

### **Bedroom 2**

9'2" x 11'2"

Radiator. Built in wardrobes.

### **Shower Room**

5'8" x 6'11"

'Wet room' design with dual flush wc, hand wash basin and shower. Part tiled walls. Wall mounted towel rail.

### **Driveway**

Providing off road parking.

### **Garden**

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The property is mostly laid to lawn and further benefits from a paved patio area and useful timber shed.

### **Tenure**

Freehold.

## **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

## **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

## **Opening Hours**

Monday to Friday 9.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

## **Making an Offer**

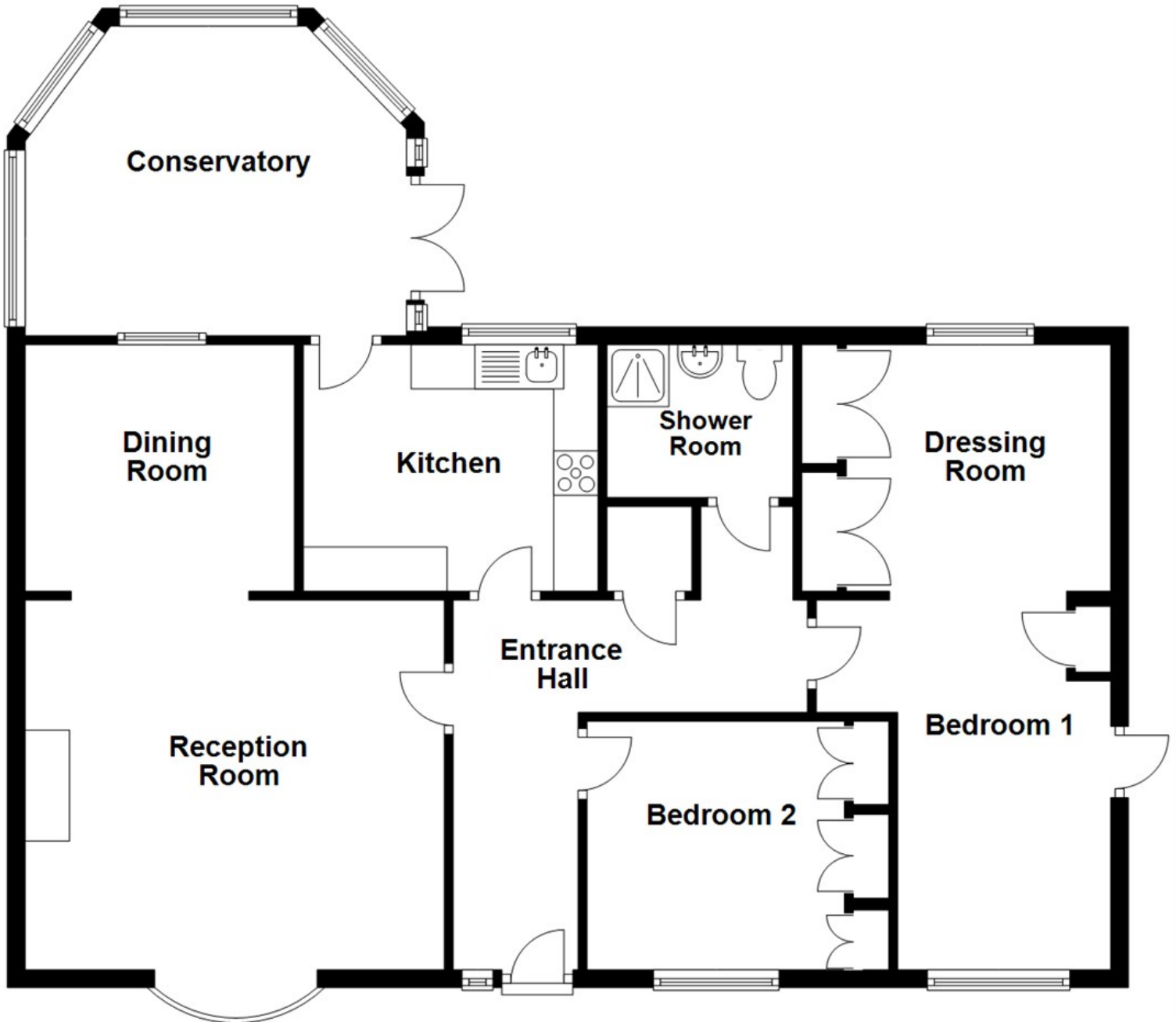
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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



# Directions

From our office head along the High Street, in the direction of the seafront, 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 which leads to The Sidings. 8 The Sidings can be found on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			63
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

