



CHOICE PROPERTIES

Estate Agents

14 Marine Avenue,
Sutton-On-Sea, LN12 2ND

Price £325,000



Choice Properties are delighted to bring to the market this most spectacular four bedroom semi detached house boasting a split living layout with two reception rooms and two kitchen/diners. Dating back to the 1880s and benefiting from ample off road parking, generously proportioned room sizes and a balcony to front aspect over looking the sought after golden sandy beaches of Sutton on Sea, this amazing property is not to be missed, so early viewing is advised to appreciate the size of property on offer here.

The abundantly light and bright accommodation benefits from high ceilings, a mains gas central heating system and picturesque sea views and comprises:

Entrance Hall

6'4" x 19'10"

Front composite door leading into the entrance hall, featuring a large storage cupboard with sliding doors, terracotta tiled flooring, and stairs to the first floor. Doors to:

Reception Room

12'10" x 14'0"

Light and airy reception room benefiting from double aspect windows including a bay window to front aspect and fitted with an electric feature fireplace in a feature surround and a TV aerial.

Kitchen/Dining Room

10'11" x 14'0"

Fitted with a range of wall and base units with worktop over, two bowl stainless steel sink with mixer tap, four ring 'Indesit' induction hob with an extractor hood over, 'Indesit' electric oven, space for a freestanding fridge/freezer, space for a dishwasher and ample space for a dining table, part tiling to the walls and a telephone point.

Bedroom 1

8'9" x 14'0"

Double bedroom with a telephone point, TV aerial and doors leading to:

En-suite Shower Room

5'7" x 9'11"

Fitted with a three piece suite comprising a large walk in shower cubicle with a mains fed shower head over, hand wash basin with mixer tap; built into vanity and a WC with dual flush button, inset spot lighting, tiled walls and flooring and a 'Dimplex' heater.

Walk-in Wardrobe

5'7" x 3'10"

With power, lighting and railing.

Conservatory

11'1" x 6'3"

With triple aspect windows, a polycarbonate roof and a single uPVC door to the garden.

Landing

6'4" x 14'0"

Fitted with a telephone point, under stair storage cupboard and doors leading to:

Laundry Room

6'4" x 5'6"

Fitted with a wall mounted hand wash basin with single hot and cold taps and providing space for a tumble dryer and plumbing for a washing machine.

Sitting Room/Bedroom 5

12'10" x 14'0"

Light and airy sitting room with double opening 'French' doors leading on the balcony and fitted with an electric feature fireplace set in a marble effect surround and a TV aerial. If the property wasn't laid out for split living, the Sitting Room could be utilised as a spacious double bedroom.

Balcony

5'11" x 12'4"

With decked wooden flooring and railings for security.

Kitchen/Diner

10'11" x 14'0"

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 freestanding fridge/freezer, space for a freestanding cooker with extractor hood over, island with breakfast bar area, a TV aerial, part tiling to the walls and the Kitchen/Diner also houses the wall mounted 'Promax Combi HE Plus' combination boiler; supplying both the central heating and hot water systems for the whole house.

Bedroom 2

6'7" x 14'0"

Double bedroom with built in storage up and around the bed frame, alcove with railings for further wardrobe/dressing space, TV aerial and a door to:

Shower Room

6'1" x 9'11"

Fitted with a three piece suite comprising a shower cubicle with a sliding door and mains fed shower head over, hand wash basin with mixer tap built into vanity and WC with cistern lever, part tiling to the walls and a shaver point.

Upper Landing

6'7" x 4'5"

With doors to:

Bedroom 3

12'10" x 14'0"

Spacious double bedroom currently used as a home study, with a bay window to front aspect boasting a gorgeous sea view and fitted with an electric feature fireplace with a wooden mantle.

Bedroom 4

9'4" x 14'0"

Double bedroom.

Utility Area

5'1" x 9'3"

Fitted with base units and worktop over, a one bowl stainless steel sink with single hot and cold taps and access to the loft space.

WC

2'4" x 3'10"

Fitted with a WC with cistern lever.

Driveway

The property is fronted by an expansive block paved driveway, providing off road parking for numerous vehicles.

Garage

15'5" x 13'3"

Front pedestrian timber door into the garage with power and lighting, side window and a side timber door to the rear courtyard.

Potting Shed/Outbuilding

15'4" x 6'0"

uPVC door leading into the outbuilding which is fitted with power and lighting, a ceramic butler sink with cold tap and doors to:

Side Passageway/ Store Room

15'4" x 3'6"

With a corrugated PVC roof.

Outside WC

3'3" x 6'0"

Fitted with a WC with chain flush.

Garden

To the side of the property you will find a privately enclosed garden, laid to pave for ease of maintenance with timber fencing to the boundaries and additionally benefiting from raised beds presenting a beautiful array of plants and shrubs. To the rear of the property you can find a rear courtyard housing the timber workshop (measuring 13'09" x 7'10") with power and lighting.

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

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

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

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 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.

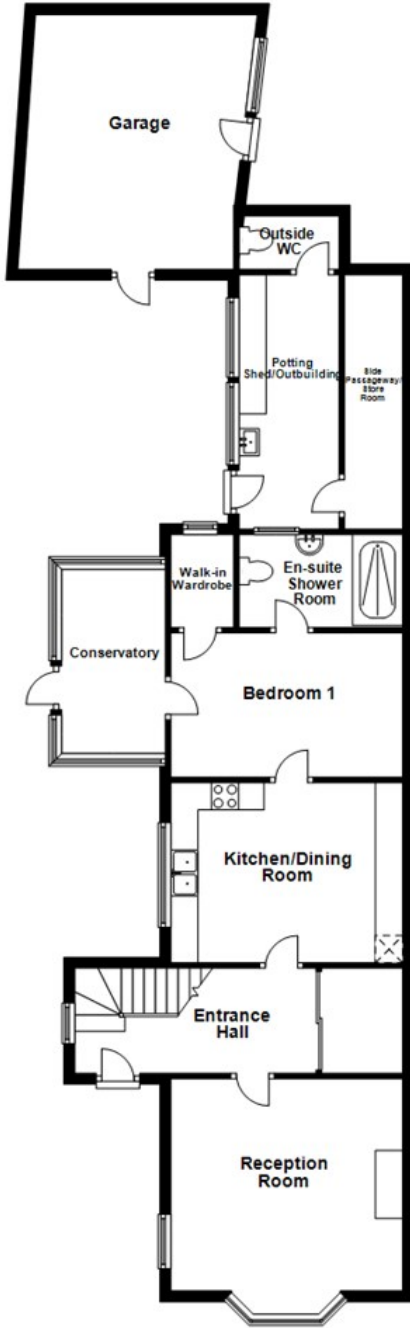






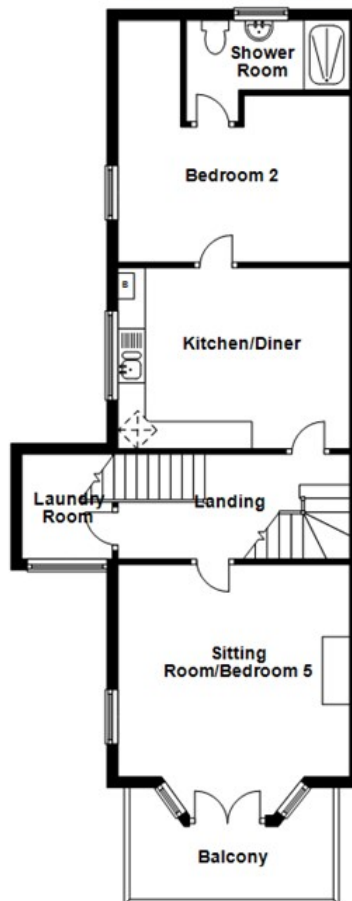
Ground Floor

Approx. 105.1 sq. metres (1131.1 sq. feet)



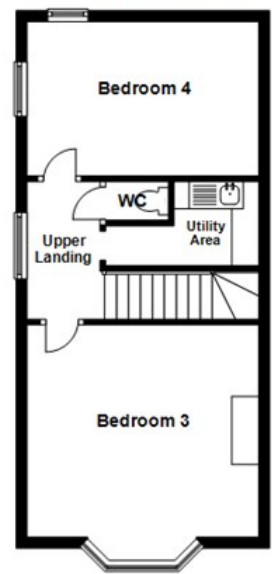
First Floor

Approx. 64.3 sq. metres (692.4 sq. feet)



Second Floor

Approx. 40.8 sq. metres (438.8 sq. feet)



Total area: approx. 210.2 sq. metres (2262.4 sq. feet)

Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right and 14 Marine Avenue can be found on your left hand side, just past the turning for Park Road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		55	78
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			
(55-60) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

