



# CHOICE PROPERTIES

*Estate Agents*

33 South Promenade,  
Sutton-On-Sea, LN12 2HB

Price £28,000



It is a pleasure for Choice Properties to bring to the market this well presented Beach Chalet conveniently located on the South Promenade of Sutton on Sea, only moments from the local amenities and overlooking the 'Blue Flag Award' winning golden sandy beaches. Early viewing advised to avoid missing out on this ideal opportunity.

## **Beach Hut**

6'10 x 8'2

Timber built beach chalet with double opening doors to the front aspect.

## **Viewing Arrangements**

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 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.

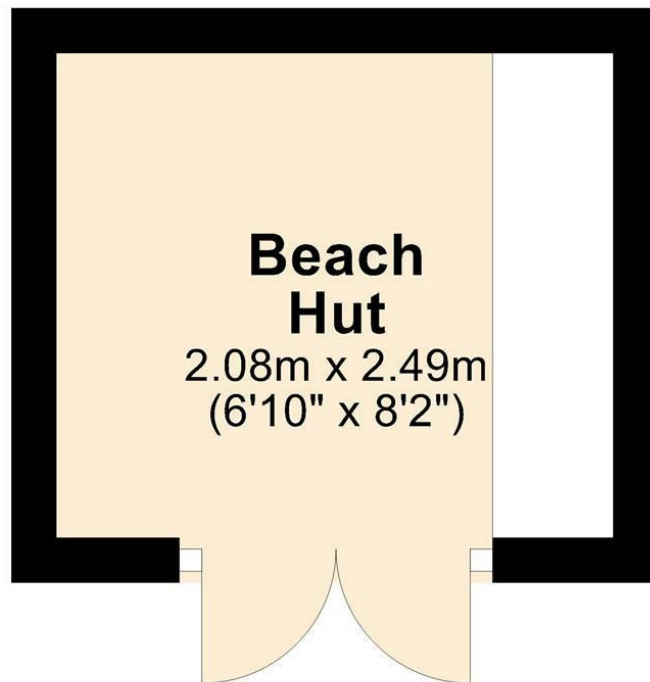
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.





# Ground Floor

Approx. 5.2 sq. metres (55.8 sq. feet)



total area: approx. 5.2 sq. metres (55.8 sq. feet)

# Directions

At the top of the High Street in the Village of Sutton on Sea is the main pullover. Head to the top of the pullover and turn right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <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	

