



# CHOICE PROPERTIES

## *Estate Agents*

54a Hillside Avenue,  
Sutton-On-Sea, LN12 2JH

Reduced To £215,000



Choice Properties are delighted to bring to the market this superb two bedroom detached bungalow situated on Hillside Avenue located in the charming seaside village of Sutton-on-Sea. On the interior, the property features a well proportioned living room, kitchen, and sun room, and to the exterior boasts a south facing garden, detached brick built garage and large driveway. With no onward chain, early viewing is highly advised.

With the added benefit of gas central heating throughout, the well proportioned internal living accommodation comprises:-

### **Hallway**

3'0 x 9'10

With UVPC entrance door. Access to loft. Radiator. Power points.

### **Living Room**

16'6 x 12'5

Electric fireplace with tiled hearth. Storage cupboard housing hot water tank with fitted shelving. Radiator. Power points. Bow window to sun room. Thermostat. Door to:-

### **Kitchen**

9'7 x 7'2

Fitted with wall and base units with work surfaces over. One bowl stainless steel sink with mixer tap and drainer. Four ring electric hob with extractor hood over. Integral oven. Plumbing for dish washer and washing machine. 'Worcester' gas boiler. Space for fridge freezer. Part tiled walls. UVPC window to side aspect. UVPC door to:-

### **Sun Room**

9'0 x 18'5

With dual aspect UVPC windows. Power points. UVPC door to garden.

### **Bedroom 1**

11'10 x 9'9

Double bedroom with UVPC bow window to front aspect. Radiator. Power point. TV aerial point.

### **Bedroom 2**

7'9 x 10'0

Double bedroom with UVPC bow window to front aspect. Radiator. Power point. Consumer unit.

### **Shower Room**

6'7 x 6'0

Fitted with a three piece suite comprising of corner shower cubicle, wash hand basin set over vanity unit with mixer tap, and a push flush w.c. Tiled flooring. Part tiled walls. Extractor. UVPC to side aspect.

### **Garage**

Single brick built detached garage fitted with power and lighting and double opening doors.

### **Garden**

The property boasts a fully enclosed south facing garden which features a patio area which is ideal for outdoor seating in addition to a laid to lawn garden area which is home to a variety of plants which fill the garden with colour.

### **Driveway**

Tarmac driveway providing off the road parking for up to three vehicles.

### **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 B.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

### **Opening hours**

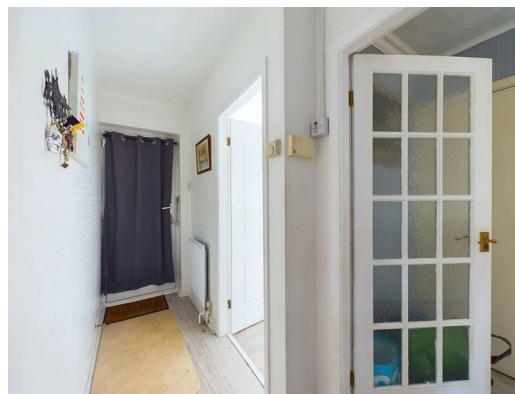
Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

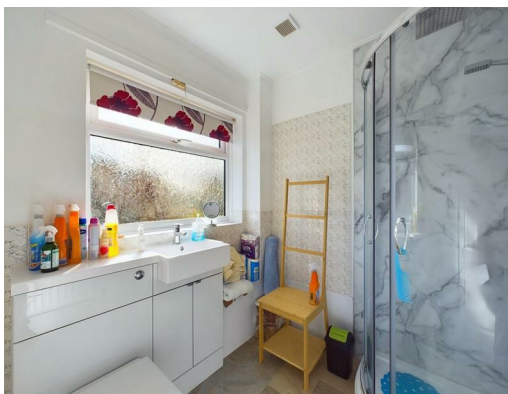
### **Making an offer**

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.

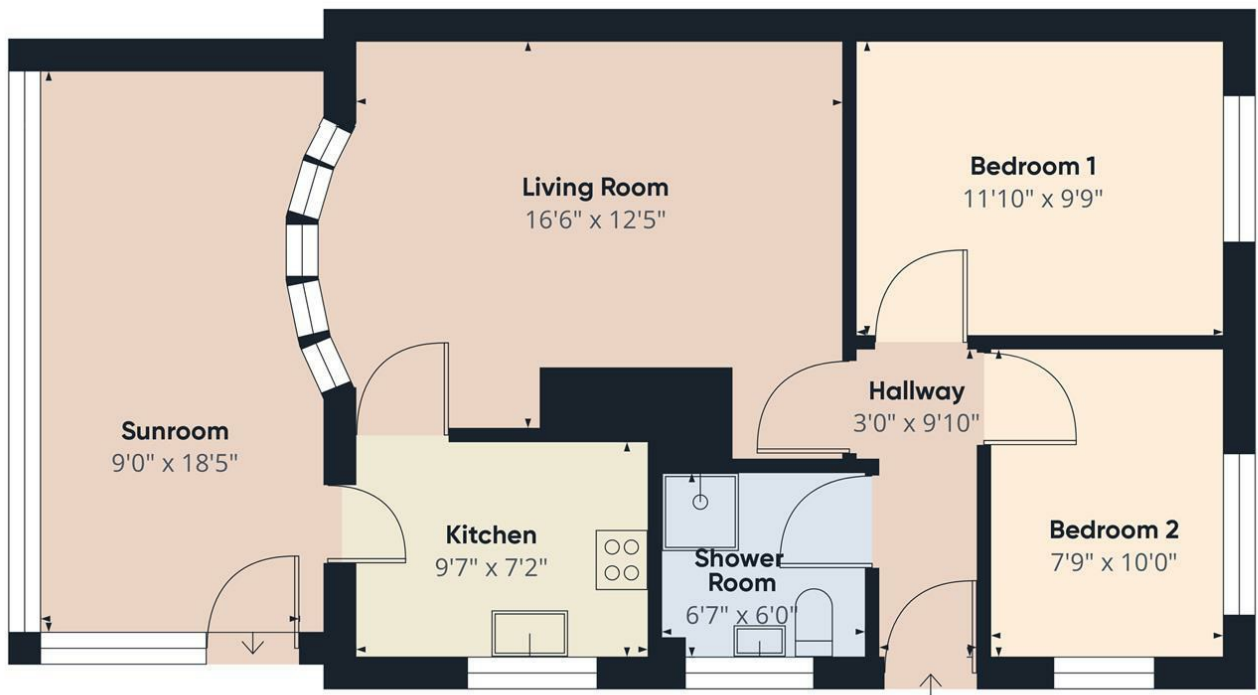
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.









Approximate total area<sup>(1)</sup>  
722.26 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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# Directions

Form our Sutton-On-Sea office head east for 100m then turn right onto York Road. Continue for 250m then turn right onto Hillside Avenue. Continue along Hillside avenue for 400m and you will find 54a on you right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

