



CHOICE PROPERTIES

Estate Agents

4 Surfside,
Sutton-On-Sea, LN12 2JQ

Price £160,000



Choice Properties are delighted to present this two bedroom detached bungalow, occupying an ideal location moments away from the local amenities and the golden sandy beaches of Sutton-On-Sea. Additionally benefitting from well kept gardens to the front and rear, early viewing is advised. The property is of non standard construction

This abundantly light and bright internal accommodation comprises:

Entrance Porch

5'00" x 3'09"

Floor to ceiling windows. Front entrance door. Door to the reception room.

Reception Room

13'00" x 9'04" extending to 9'00" x 8'09"

Light and airy reception room with open fireplace. Floor to ceiling windows to the front aspect. Telephone point.

Kitchen

7'00" x 9'01"

Fitted with wall and base units with work surfaces over, one and a half bowl sink unit and drainer with mixer tap, electric cooker. Door to the rear hallway.

Rear Porch

8'00" x 3'07"

Bedroom 1

12'00" x 9'08"

Double bedroom with sliding glass door to the sun room.

Bedroom 2

8'00" x 7'09"

With fitted wardrobes.

WC

4'00" x 2'08"

Pull lever flush wc.

Shower Room

7'00" x 5'00"

Walk in shower enclosure with electric shower, hand wash basin and extractor fan.

Sun Room

11'00" x 8'00"

Windows to the back garden and side aspect. Door to the garden.

Driveway

Off road parking for up to two vehicles.

Garage

With up and over door.

Garden

To the rear of the property is a privately enclosed garden mainly laid to lawn and featuring an attractive patio area.

Tenure

Freehold.

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

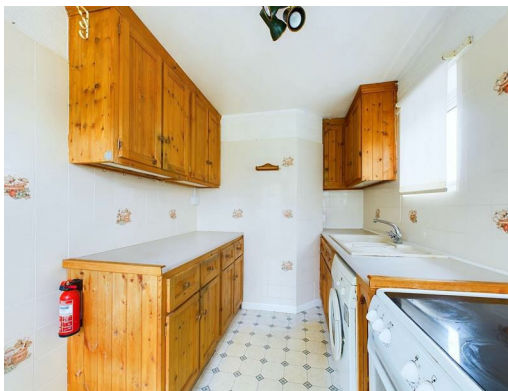
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current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

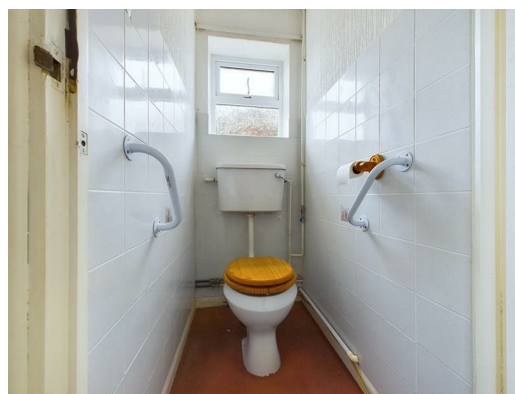
Council Tax Band

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 A.

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.







Directions

As you leave our office head towards the Sea Front, take your 1st first right onto York Road, then take your 3rd turning on the right onto Hotchin Road. Now take your first right into Surfside.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	51		(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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

