



# CHOICE PROPERTIES

*Estate Agents*

Beach Chalet 96 South Promenade,  
Sandilands, LN12 2RJ

Price £27,500



It is a pleasure for Choice Properties to offer for sale this well presented beach chalet, occupying an ideal position on the South Promenade of the sought after village of Sandilands. Situated close to the nature reserve and public toilets, this well placed chalet overlooks the stunning golden sandy beaches. Early viewing is advised.

## **Beach Hut**

12'0" x 9'0"

Timber built beach chalet with double opening doors to the front and rear and decked area to the front overlooking the beach.

## **Viewing Arrangements**

By appointment through Choice Properties on 01507 443777.

## **Opening Hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

## **Making an Offer**

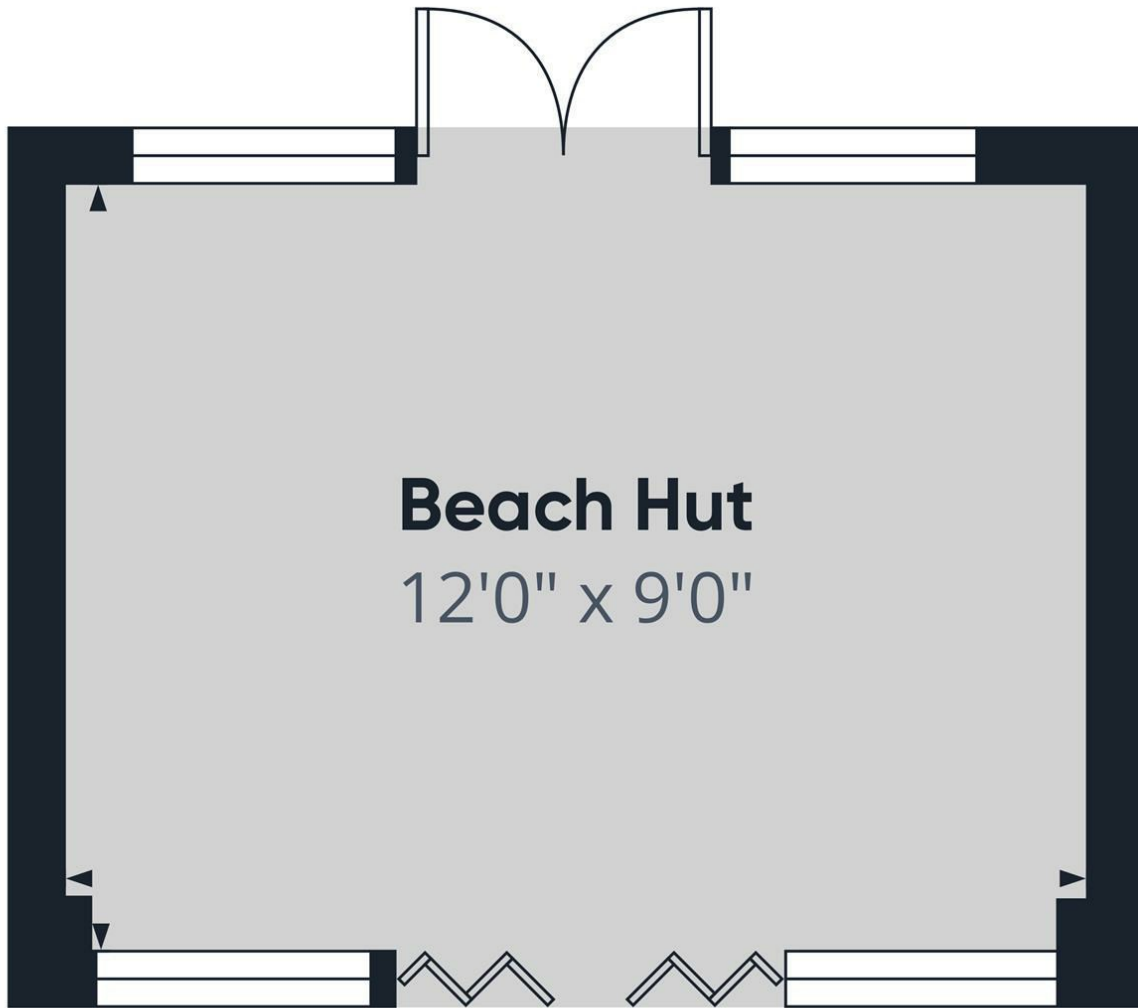
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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







# Beach Hut

12'0" x 9'0"

Approximate total area<sup>(1)</sup>  
108.93 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.

GIRAFFE 360

## Directions

After heading up the main pullover in Sandilands, turn right onto the South Promenade. Number 96 can be found towards the end on your right hand side.

