



CHOICE PROPERTIES

Estate Agents

48 Central Promenade,
Sutton-On-Sea, LN12 2JL

Price £26,000



It is a pleasure for Choice Properties to introduce this fantastic beach chalet conveniently located along Sutton-on-Sea's Central Promenade, a stone's throw from the 'Blue Flag' award winning beaches. Early viewing is advised to appreciate the idyllic position of the chalet.

Beach Chalet

6'5" x 8'6"

Inside, the chalet is fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with water supply, four ring gas hob, and doors out to both front and rear aspect.

Outgoings

Owners of beach chalets on East Lindsey District Council sites need a site licence agreement and to pay a site licence fee. The chalet site licence fee is £125.00 + VAT per annum, which is payable in full on 1 April each year. Non Domestic Rates (NDR) are also payable on the chalet.

(These amounts are payable to East Lindsey District Council telephone: 01507 601111).

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

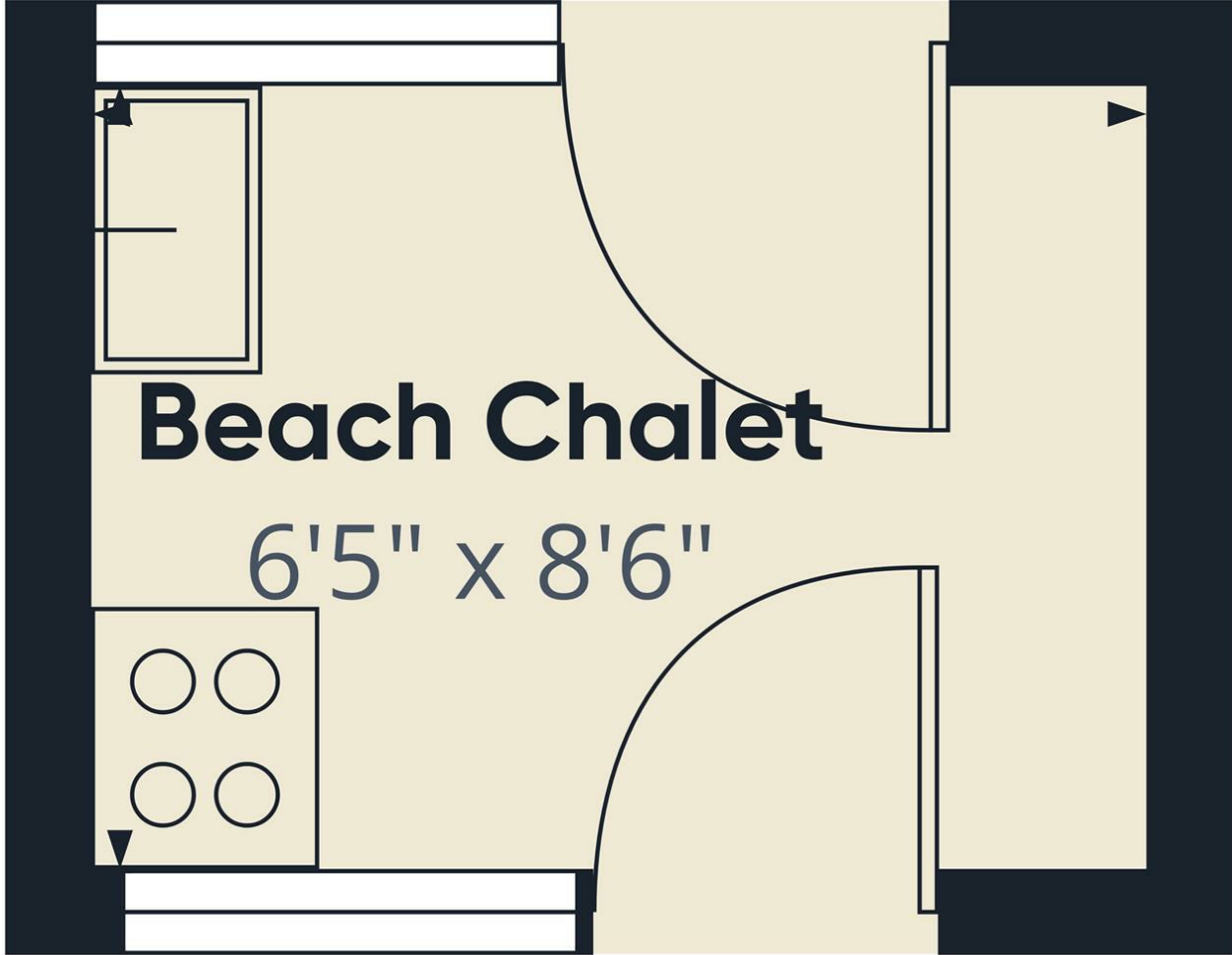
Making an Offer

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.





Beach Chalet

6'5" x 8'6"

Approximate total area⁽¹⁾
55 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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. Head South along the promenade in the direction of Sandilands. Chalet 44 is on the right hand side.

