



CHOICE PROPERTIES

Estate Agents

Swiss Cottage Willoughby Road,
Sutton-On-Sea, LN12 2LZ

Offers In The Region Of £79,995



Choice Properties are delighted to offer this spacious, well presented second floor flat, ideally located just moments away from the local amenities and golden sandy beaches of Sutton-on-Sea. Further benefitting from sea views, the property has potential to make a great holiday let. Early viewing is advised.

This light and bright internal accommodation comprises:

Entrance Hall

4'2" x 9'10"

Storage cupboard housing the wall mounted consumer unit. Doors to:

Kitchen

11'4" x 7'7"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap over, integral oven and four ring induction hob with extractor hood over, integral microwave. Plumbing for a washing machine. Part tiled walls.

Reception Room

11'5" x 12'6"

Light and airy reception room benefitting from large picture window overlooking the sea. TV aerial point. Telephone point.

Bedroom 1

11'5" x 8'4"

TV aerial point.

Shower Room

6'6" x 6'3"

Fitted with three piece shower room suite comprising shower enclosure with electric 'Triton' shower over, hand wash basin and dual flush wc. Tiled walls.

Tenure

Leasehold.

Council Tax Bands

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.

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.

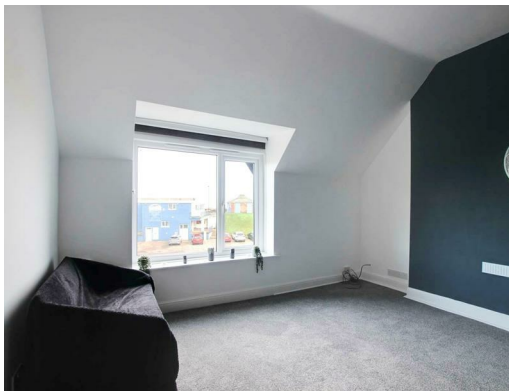
Making an Offer

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

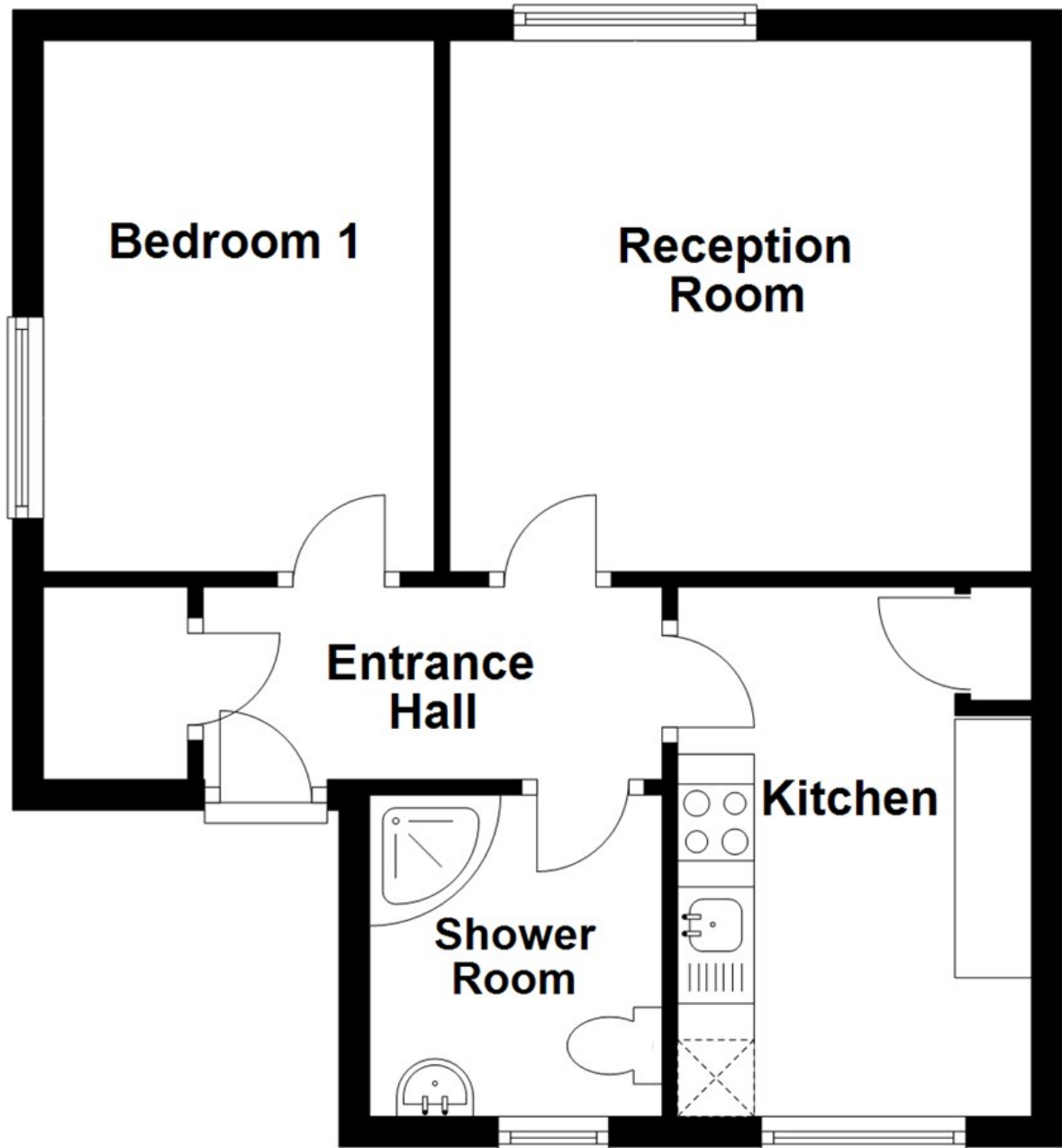
agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Flat



Directions

From our Sutton-on-Sea office follow the High Street in the direction of the beach. The property can be found a short way along on your left hand side.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

