JOHN TAYLORS
EST. 1859

MAKE THE BEST MOVE



£19,900

Situated in the popular seaside town of Mablethorpe, this well maintained beach chalet enjoys a prime position just a short stroll from the sandy shoreline.

Beach Hut 4 South Promenade

Mablethorpe, LN12 2HB.











Situated in the popular seaside town of Mablethorpe, this well maintained beach chalet enjoys a prime position just a short stroll from the sandy shoreline. Perfectly placed for relaxing coastal getaways, the property also benefits from convenient access to local amenities, including the nearby café and public toilet facilities. Boasting lovely open views out to the sea, the chalet offers the perfect spot to unwind and take in the fresh air. Constructed with robust sectional concrete walls, the property provides durability and is an ideal personal retreat. Further benefits include a connected water supply and drainage adding practicality to its charm.











Rooms & dimensions

Location

Location
Nestled along the picture Lincolnshire coastline, Mablethorpe is a classic British seaside town known for its unspoiled beaches, relaxed atmosphere and traditional charm. With miles of golden sands stretching along the coast, it's a favourite destination for those seeking a peaceful retreat by the sea.
The town offers a welcoming community feel, complimented by a selection of local cafés, shops, supermarkets, leisure Centre and essential amenities, making it ideal for both holiday makers and longer stays. Its promenade and coastal paths provide the perfect setting for leisurely walks, while nearby nature reserves and open countryside add to the area's natural appeal.
Mablethorpe strikes a perfect balance between tranquillity and convenience, offering a slower pace of life while still being well connected to the surrounding towns and attractions.

Accommodation

2.55 x 3 metres

This well presented chalet includes a stainless steel sink and cupboards below, tiled floor and front and rear double doors having glazed inner doors.

Outgoings

We understand that the chalet is subject to non-domestic rates rates and a licence fee payable to East Lindsey District Council. We informed that the licence fee is currently approximately £150 per annum.

VAT

We are informed by the seller that VAT will not be applied to the purchase price.

Viewing Arrangements

Strictly by appointment with the selling agent.

Broadband

We understand from the Ofcom website that standard broadband is available at this property with a standard download speed of 18 Mbps and an upload speed of 1 Mbps. Superfast broadband is also available with a download speed of 80 Mbps and upload speed of 20 Mbps and a ultrafast download speed of 2000 Mbps and upload speed of 2000 Mbps. Openreach and Nextfibre are the available networks.

Mobile

We understand from the Ofcom website there is limited coverage from 81% coverage from EE, 77% from 02, 76% from Vodafone and 61% from 3.

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PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sale particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.