



CHOICE PROPERTIES

Estate Agents

35 Seahaven Springs Seaholme Road,
Mablethorpe, LN12 2QS

Price £134,950



It is a pleasure for Choice Properties to offer for sale this most spacious 2/3 bedroom (one en-suite) double unit park home on the sought after Seahaven Springs Estate, located moments away from the local amenities and Mablethorpe's award winning golden sandy beaches. Occupying a pleasant corner plot position and offering private gardens to the rear, early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this spacious accommodation comprises:

Entrance Porch

4'05" x 5'05"

With double opening uPVC doors leading into the entrance porch with uPVC cladded walls and ceiling. Door to:

Kitchen

14'05" x 11'01"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space and plumbing for a freestanding dishwasher, breakfast bar area and partly tiled walls.

Inner Hallway

Open plan design with the kitchen; incorporating further fitted cupboards, space for a freestanding fridge/freezer and space and plumbing for a washing machine.

Dining Area

9'11" x 9'03"

Set out in an open design with the Reception Room, providing ample space for a dining table and fitted with a uPVC door to side aspect.

Reception Room

9'09" x 15'05"

Benefiting from dual aspect windows and featuring wall lighting and a TV aerial.

Study/Bedroom 3

9'09" x 5'10"

Housing the wall mounted consumer unit and the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

Lobby

3'03" x 2'06"

With doors to:

Bedroom 1

9'07" x 11'02"

Double bedroom with an array of fitted wardrobes and a door to the:

En-suite Shower Room

2'02" x 8'01"

Fitted with a three piece suite comprising a shower enclosure with mermaid boarded walls and double shower head over as well as feature jets, hand wash basin with mixer tap; built into vanity and WC with dual flush button, light with shaver point, wall mounted heater, extractor fan and a heated towel rail.

Bedroom 2

7'02" x 11'01"

Double bedroom.

Shower Room

4'11" x 7'10"

Fitted with a shower enclosure with mermaid boarded walls and electric shower over, hand wash basin with mixer tap; built into vanity, uPVC cladded ceiling, extractor fan and an opening to:

WC

4'11" x 2'11"

Fitted with a WC with dual flush button, tiled walls and a heated towel rail.

Driveway

Providing off road parking.

Garden

To the rear is a privately enclosed garden which is paved for ease of maintenance.

Tenure

The property is covered by the Mobile Homes Act 2013. Please contact us if you have any questions regarding this. Ground rent is paid annually to the site and covers the maintenance of the communal areas as well.

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.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening Hours

Monday - Friday: 9am - 5pm

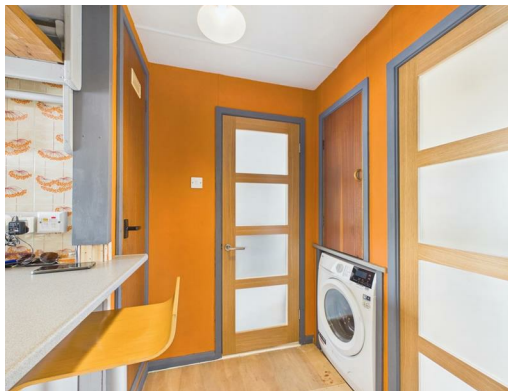
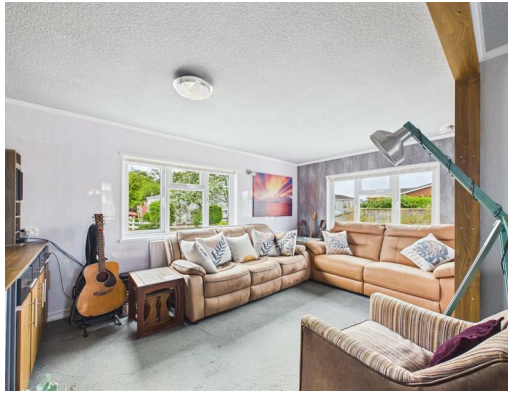
Saturday: 9am - 3pm

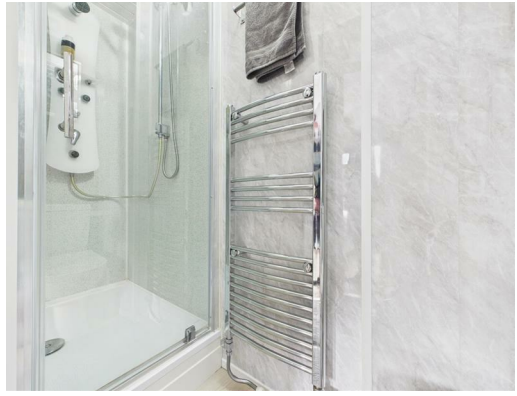
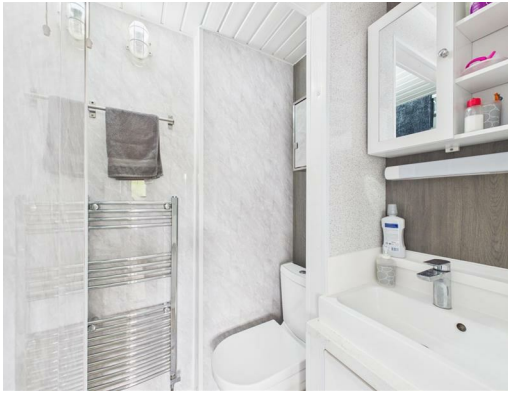
Making An Offer

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.

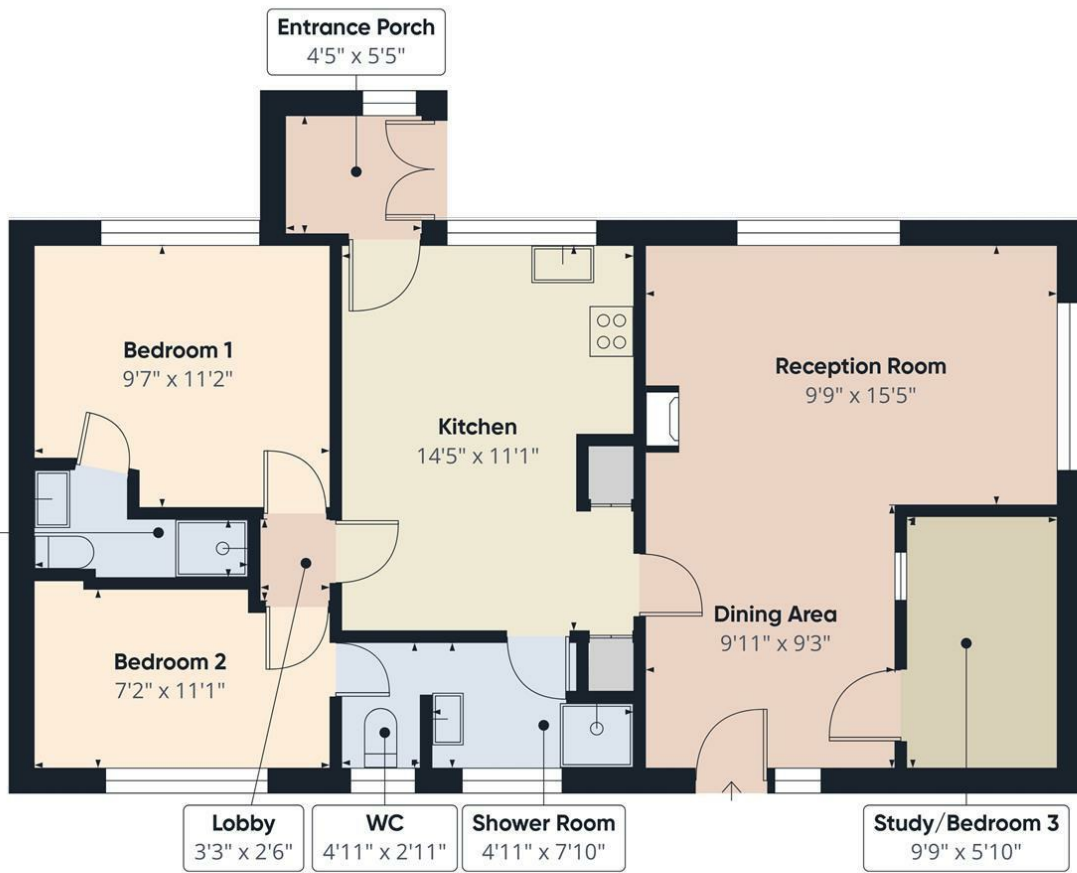
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.









Approximate total area^m
746 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Directions

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Seahaven Springs is the fourth turning on your left hand side (including Harlequin Drive).

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	

