



CHOICE PROPERTIES

Estate Agents

2 Primrose Lane,
Sutton-On-Sea, LN12 2JZ

Reduced To £45,000



Choice Properties offer for sale this spacious and well presented detached chalet. WITH 52 WEEK OCCUPANCY. It is situated in a pleasant position, on this popular site, conveniently located for the beach and local amenities.

The property has the benefit of UPVC double glazed windows and doors.
The internal accommodation consists of:-

Front entrance door to:

Living Room/Kitchen

22'4" x 11'7"

Wall mounted electric heater. Open plan Kitchen/Living layout. Fitted wall and base units with integrated electric oven and hob, and fridge. Stainless steel sink unit and drainer with mixer taps.

Bedroom

14'2" x 7'7"

Electric wall mounted heater.

Shower Room

6'3" x 3'10"

With shower enclosure, wash hand basin and w.c.

Council tax

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.

Tenure

Leasehold
Lease runs until 2046

Viewing arrangements

By appointment through Choice Properties on 01507 443777.

Opening hours

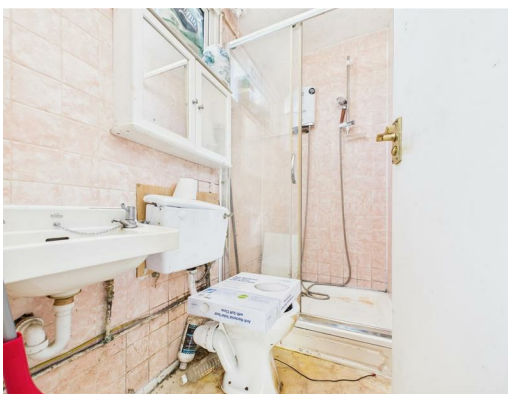
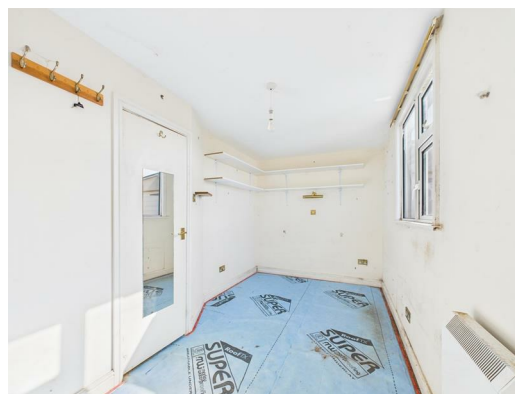
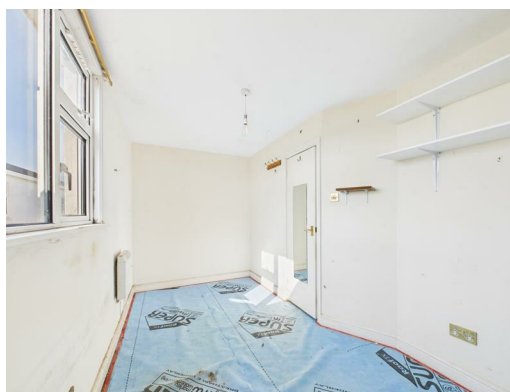
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

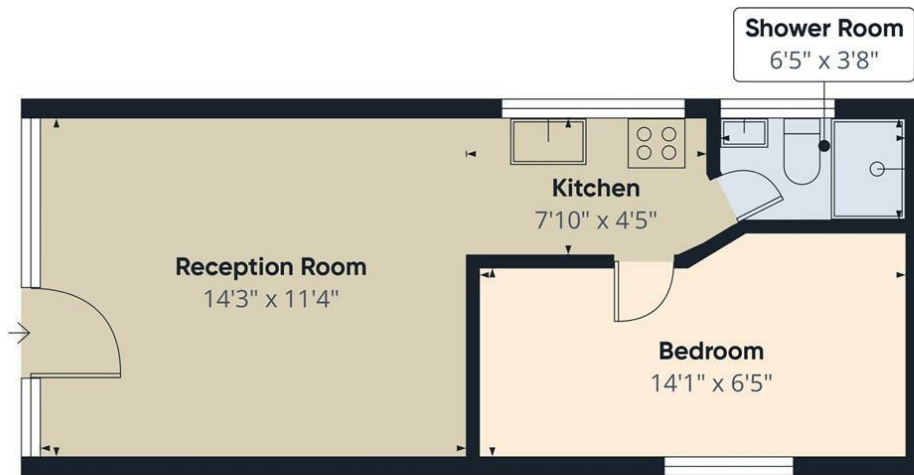
Making an Offer

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.

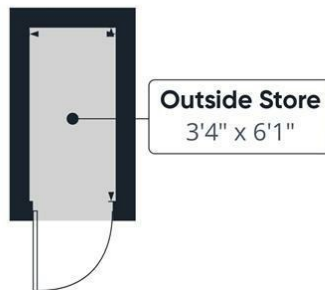
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.





Floor 0 Building 1

Approximate total area⁽¹⁾
346 ft²



Floor 0 Building 2

(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 Sutton On Sea office head towards the beach and follow the road around to the left onto Trusthorpe road, continue along this road towards Mablethorpe before turning right into 'Miami Beach Estate'. After entering the site continue along past the turning on the left to Palm Springs and number 2 Primrose Lane can be found a short distance along on your left hand side.

