CHOICE PROPERTIES

Estate Agents

78 Seahaven Springs Seaholme Road, Mablethorpe, LN12 2QS

Reduced To £120,000

Choice Properties are delighted to offer for sale this most spacious double unit park home with driveway, garage and garden. Situated on a popular and fully residential site, located just short distance from the local amenities and Mablethorpe's award wining beaches. Early viewing is highly advised!

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

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

Kitchen
9'09" x 9'00"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, cooker point, plumbing and space for a washing machine. Part tiled walls.

Hallway
3'03" x 9'07"
Doors to:

Reception Room
19'08" x 12'06"
Light and airy reception room with triple aspect windows and double bay windows to the front. TV aerial point. Electric fireplace.

Conservatory
7'08" x 15'05"
uPVC door to the front of the property.

Bedroom 1
10'01" x 9'09"
Double bedroom.

Bedroom 2
9'08" x 9'09"
Double bedroom.

Shower Room
Wet room design with mains fed shower, dual flush wc, hand wash basin. Part tiled walls.

Driveway
Providing off road parking.

Garage
With double opening doors to the front.

Garden
To the rear of the property is an enclosed garden with timber fencing to the boundaries which has been laid to paving slabs for ease of maintenance.

Additional Information
The white goods and furniture in the property are also available by separate negotiation.

The property benefits from new external windows and doors replaced in August 2024 (reception room and conservatory) and March 2025 (all remaining).

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.

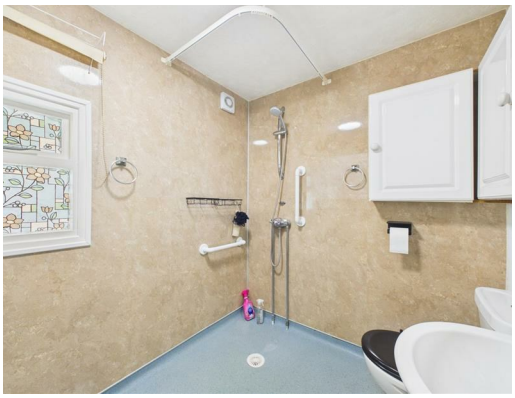
Opening Hours

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(1)

689 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.

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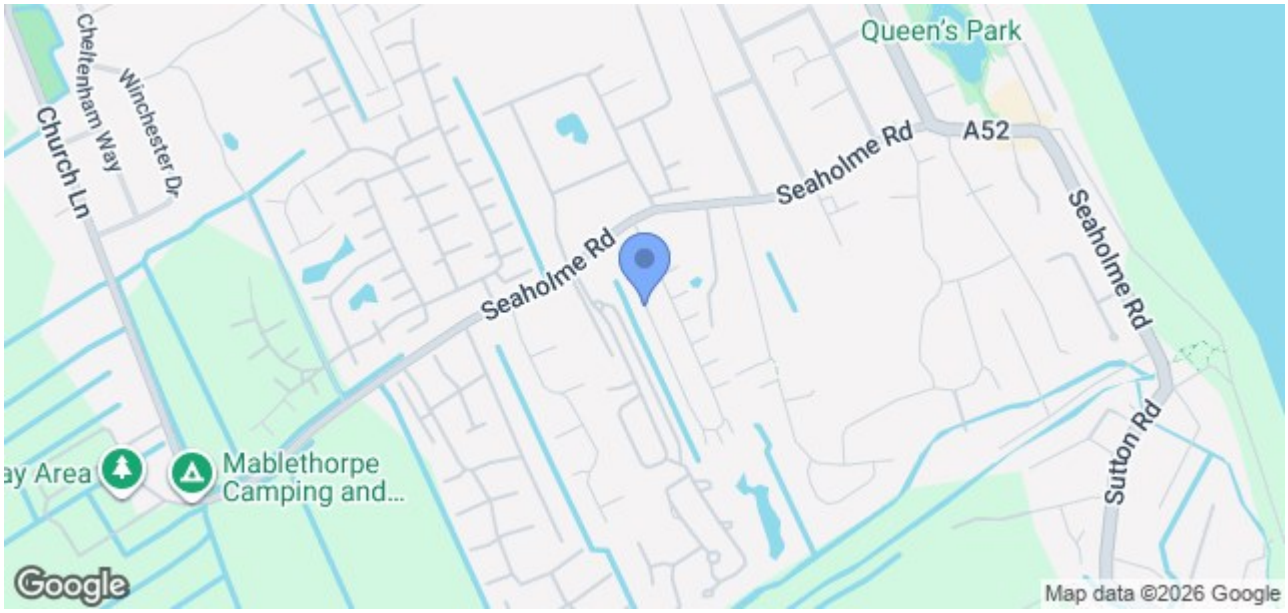
Directions

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). As you enter the estate, turn right and then the property will be found on your right hand side.