



CHOICE PROPERTIES

Estate Agents

11 Seahaven Springs,
Mablethorpe, LN12 2QS

Reduced To £85,000



Choice Properties are delighted to offer for sale this spacious two bedroom double unit park home located on the ever sought after Seahaven Springs site. This fully residential park home is conveniently positioned for the beach and town centre. Early viewing is recommended.

This well laid out internal accommodation comprises:

Covered Entrance Porch

Front uPVC entrance door leading into:

Kitchen

12'10" x 8'6"

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with separate taps over, cooker point. Cupboard housing the wall mounted 'Worcester' combination boiler.

Reception Room

17'7" x 10'10"

Light and airy reception room with dual aspect windows. Gas fire set in feature surround. Two feature wall lights. TV aerial point.

Hallway

4'2" x 13'5"

Wooden entrance door to the side aspect. Wall mounted thermostat controls.

Bedroom 1

11'4" x 9'8"

With two fitted wardrobes.

Bedroom 2

10'4" x 9'9"

With fitted wardrobe.

Shower Room

5'5" x 6'0"

Fitted with three piece suite comprising shower enclosure with electric shower over, dual flush wc and hand wash basin.

Driveway

Providing off road parking.

Garage

With double opening doors to the front.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is mainly laid to gravel 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. The current ground rent figure covering service charges too, is £120.50 a month; payable to Springs Estates.

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

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

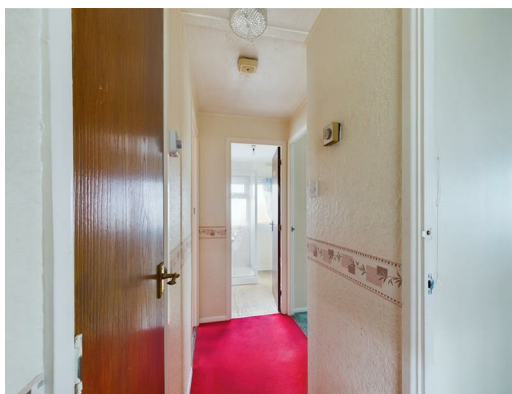
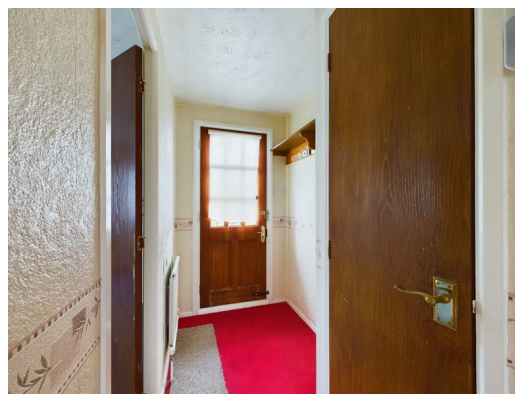
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

Making an Offer

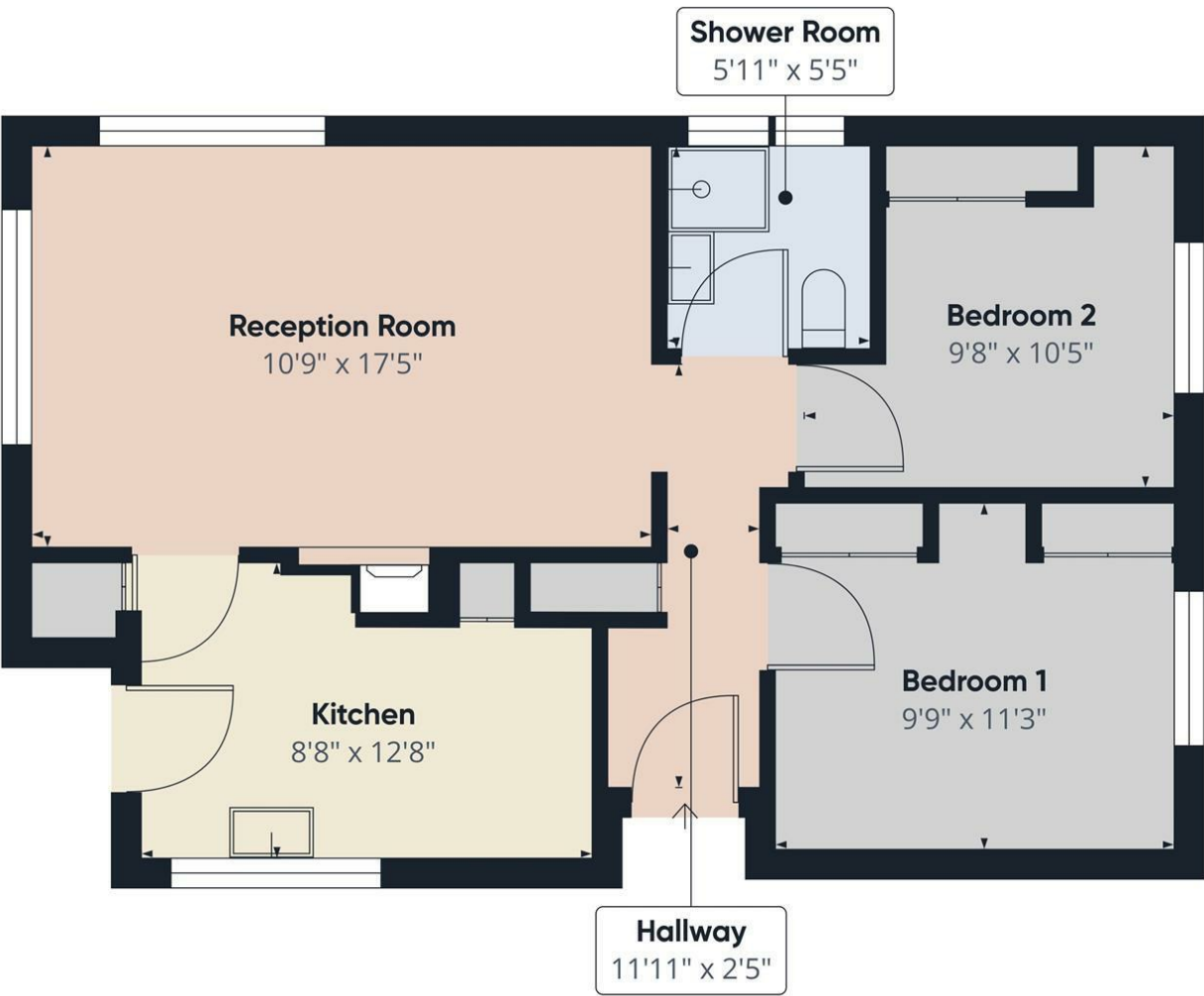
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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⁾
573.17 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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). As you enter the estate, number 11 is a short way along on your left hand side.

