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Chanctonbury Way, Sutton on Sea



When it comes to  
property it must be

  
**lovelle**



£180,000



Lovelles are pleased to bring to market this two bed semi detached bungalow. The property is located in the sought after village of Sutton on Sea being less than 500m to the beach and half a mile from the town centre. The property benefits from no upward chain!

#### Key Features

- Semi Detached Bungalow
- TWO Bedrooms
- No Onward Chain
- Driveway and Garage
- Front and Rear Garden
- EPC rating U
- Tenure: Freehold





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### Entrance

Upvc door to front entrance.

### Hallway

3.44m x 1.16m (11'4" x 3'10")

Access to all rooms, built in cupboard housing the boiler , radiator and access to the loft.

### Lounge

4.72m x 3.27m (15'6" x 10'8")

Box bay window to front elevation, spacious room, radiator, power points and tv point.

### Kitchen

3m x 2.97m (9'10" x 9'8")

Window to front elevation, a fitted kitchen with a range of base and wall units with worktop over, double built in oven, gas hob with extractor fan over, one bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, radiator and power points.

### Bedroom One

4.2m x 3.27m (13'10" x 10'8")

Window to rear elevation overlooking the rear garden, double bedroom, radiator, power points, built in triple wardrobes with drawers , built in cupboard and power points.

### Bedroom Two

2.5m x 2.96m (8'2" x 9'8")

Window to rear elevation and door out to the garden, radiator and power points.

### Shower Room

2.06m x 1.65m (6'10" x 5'5")

Obscure window to side elevation, a three piece suite comprising of WC, pedestal wash hand basin, shower cubicle, tiled walls, extractor fan and radiator.

### Garden

To the rear you will find a fully enclosed private garden with fencing to all sides. The garden is laid to lawn with a gravel boarder and paved pathway. There is an array of flowers and mature trees. The garden has two greenhouses and a timber garden shed. There is two gates leading to the driveway.

### Garage

With power and lighting.

### Front

The front of the property is laid to lawn with an attractive flower boarder and hedging to define the boundary. To the side of the property is a spacious gravelled driveway allowing several vehicles to park.

## Location

The property is situated in the coastal village of Sutton-On-Sea which has a range of shops and stores. There is a primary school, a doctors' surgery, public houses and restaurants. Sutton-On-Sea has an attractive sandy beach with a wide promenade suitable for walking, cycling and mobility scooters. It is an ideal place to settle down after a busy life. There are market towns in Louth and Horncastle, while the main regional business centres are in Grimsby and Lincoln.

## Directions

From our office, Head towards The Boulevard, Continue to follow A52 for 2.3 miles, Turn left onto York Road , Continue onto Furlongs Road, Continue onto Hotchin Road, Slight right onto Church Lane , Turn right onto Chanctonbury Way. Follow the road the property can be found on the right hand side.

## Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A  
EPC RATING Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property. The property has solar panels which are owned.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

## EPC

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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