



CHOICE PROPERTIES

Estate Agents

Beach Chalet 44 North Promenade,
Sutton On Sea, LN12 2LT

Reduced To £23,000



Choice Properties are pleased to offer for sale this well presented beach chalet located on Sutton on Sea's North Promenade. Offering a renovated interior, the chalet boasts a paved courtyard to front aspect and is located near to amenities and facilities. Early viewing is advised.

The recently renovated beach chalet comprises:-

Internally

A front pedestrian door leads into the chalet with lockable windows to front aspect. The chalet provides a well maintained interior, with laminate flooring, overhead storage space and a fitted unit with one bowl stainless steel sink with drainer.

Externally

The beach chalet is fronted by a paved courtyard, providing the ideal space for outdoor dining or relaxing. The chalet is positioned within close distance of both local amenities and toilet facilities, notable close to the Sutton on Sea Social Club and The Beach Bar, as well as a close water tap.

Tenure

The chalet runs from an annual licence agreement between the beach chalet owner and the private owner of the land.

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.

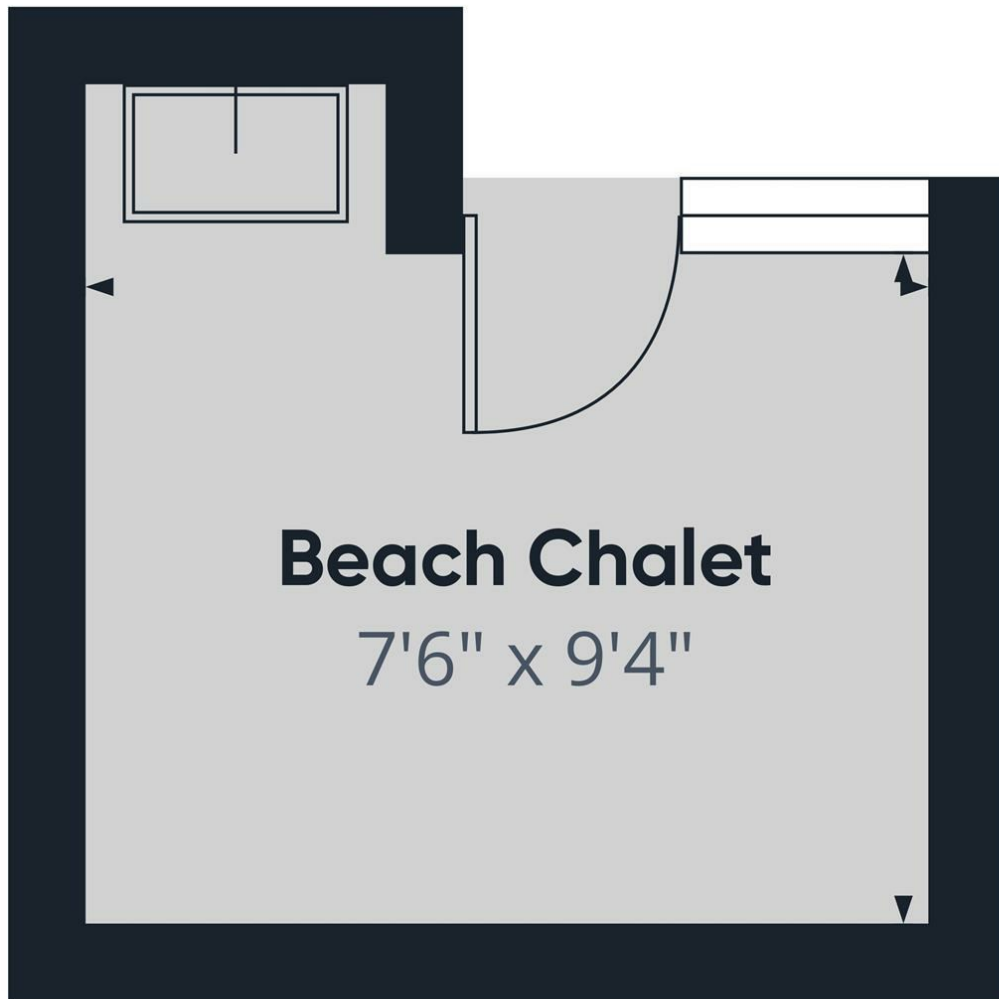
Making an offer

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.





Approximate total area⁽¹⁾
78 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

At the top of the High Street in the Village of Sutton on Sea is the main pullover. Head to the top of the pullover and turn left. Head North along the promenade in the direction of Mablethorpe and this beach hut can be found along on your left hand side.

