



# CHOICE PROPERTIES

*Estate Agents*

45 Hillside Avenue,  
Sutton-On-Sea, LN12 2JH

Price £225,000



Choice Properties are delighted to bring to market this beautifully presented and tastefully modernised open planned two bedroom bungalow situated on Hillside Avenue located in the heart of the thriving sea side town of Sutton-On-Sea. The residence benefits from generously proportioned rooms and large windows which create a bright and airy interior that features two bedrooms, an open plan kitchen/living/dining area, and a family bathroom. To the exterior, the property boasts from a fully enclosed garden. Being in a desirable position and just a short walk from the promenade, early viewing is advised.

The beautifully maintained accommodation benefits from a mains gas central heating system, uPVC double glazing throughout and comprises:-

### **Entrance Hall**

Entrance door. uPVC composite door. Consumer Unit. Radiator.

### **Open plan Kitchen/Living/Dining Area**

20'4"x20'2"

Fitted with a range of wall, base, and drawer units with work surfaces over. Sink with mixer tap and drainer. Four ring gas hob with extractor hood over. Dual aspect windows. Integral oven. Ample space for dining room table. Plumbing for washing machine and dryer. Space for undercounter fridge/freezer. uPVC French doors leading to rear garden. Radiator. Power points. Loft Hatch with a folding staircase, fully boarded with power points and lighting. The loft also houses the boiler.

### **Bedroom 1**

12'0"x9'11"

Double bedroom. Radiator. Power points. uPVC window.

### **Bedroom 2**

12'0"x9'9"

Double bedroom. Radiator. Power points. uPVC window.

### **Bathroom**

6'6"x6'0"

Fitted with a three piece suite comprising of a panelled bath with single taps and shower attachment over, W.C and a pedestal wash hand basin with single taps. Partly tiled walls. Radiator. Frosted window to side aspect.

### **Garden**

The property benefits from a beautifully presented paved garden to the rear. This garden provides the ideal space for entertaining guests or outdoor seating. The area is fully enclosed with bricked walls and timber fencing to the boundaries.

### **Garage**

Detached Garage. Lighting and power points. Up and over door.

### **Driveway**

Providing off street parking for multiple vehicles.

### **Tenure**

Freehold.

### **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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - C.

## **Opening Hours**

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

Saturday 9.00 a.m. to 3.00 p.m.

## **Viewing Arrangemnts**

Viewing by appointment through Choice Properties on 01507 443777.

## **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<sup>m</sup>  
651 ft<sup>2</sup>

(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

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st right onto York Road, then take your 2nd right into Hillside Avenue. Number 45 can be found a short way along on your right hand side.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 89        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 72        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

