CHOICE PROPERTIES
Estate Agents

18 Seaholme Chalet Park Seaholme Road,

Reduced To £38,000

Choice Properties are delighted to offer for sale this ideally located two bedroom detached chalet, occupying a pleasant position on the sought after Seaholme Chalet Park, just a stones throw from Mablethorpe's award winning golden sandy beaches. With the added benefit of off road parking and offered with no onward chain, early viewing is certainly advised!

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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 uPVC double glazing, the internal accommodation comprises:

Entrance
Double opening uPVC entrance doors.

Reception Room
Light and airy reception room. Open plan with:

Kitchen
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, integrated oven and four ring induction hob, wall mounted electric consumer unit. Part tiled walls. Tiled flooring.

Bedroom 1
Double bedroom.

Bedroom 2
Double bedroom.

Shower Room
Fitted with a three piece suite comprising walk-in shower enclosure with electric shower, wc and hand wash basin.

Tenure
Leasehold.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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 .

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)

348 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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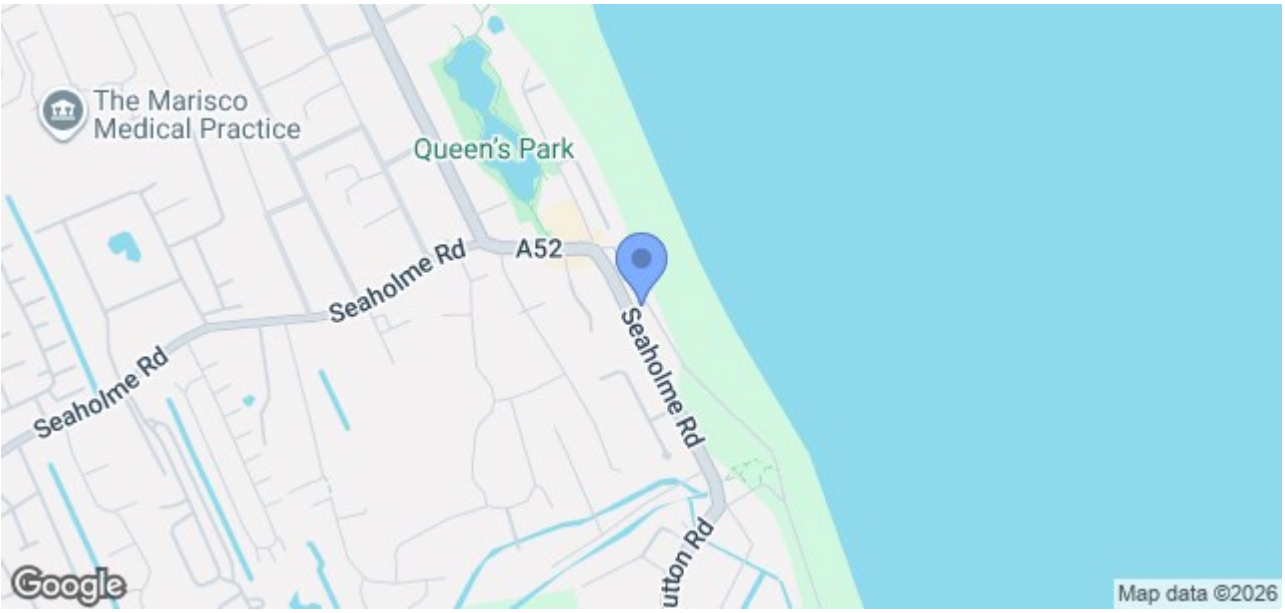
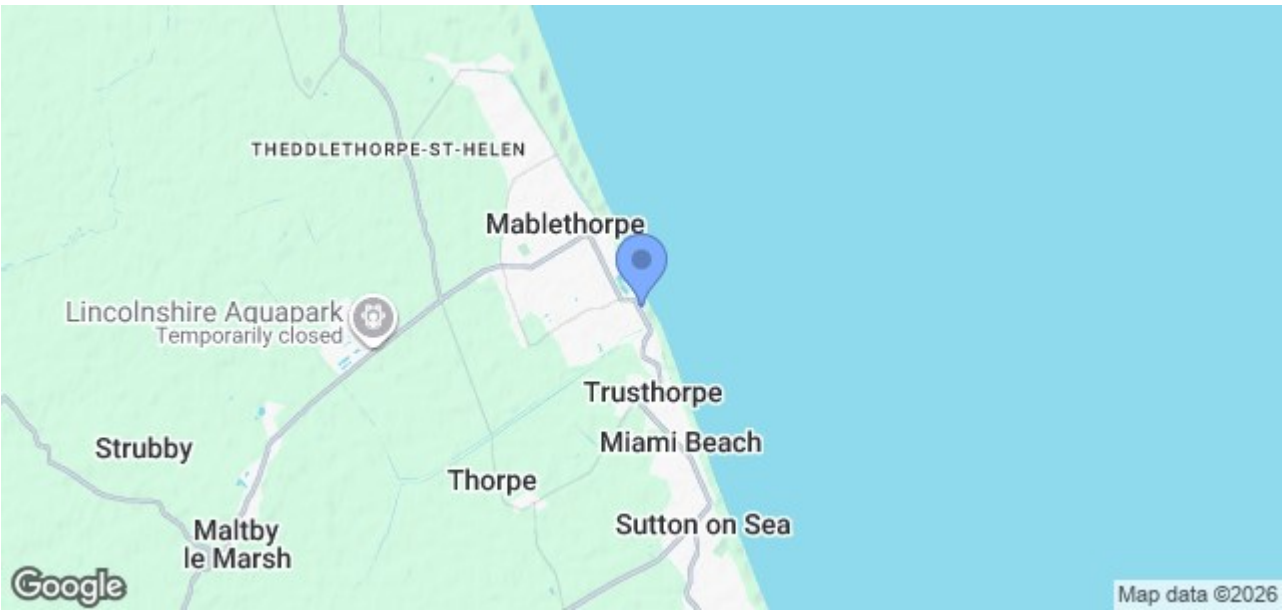
Directions

From our office head south along Victoria Road, at the Eagle Hotel keep left onto Seaholme Road, the entrance to Seaholme Chalet Park can be found a short way along on your right hand side.