



# CHOICE PROPERTIES

*Estate Agents*

Beach Chalet 43 North Promenade,  
Sutton On Sea, LN12 2LT

Price £28,000



Choice Properties are pleased to offer for sale this well maintained beach chalet located on Sutton on Sea's North Promenade within close proximity to local amenities. Offering enclosed front and rear seating areas, early viewing is advised.

## Well maintained beach chalet comprises:-

### **Internally**

9'03" x 7'07"

Double opening doors lead into the beach chalet where you will find lockable windows to front aspect. The chalet is fitted with laminate flooring as well as a one bowl stainless steel sink with drainer built into a base unit, as well as a vast amount of storage, including overhead storage above the double opening doors.

### **Externally**

The chalet is front by an area laid with paving slabs and enclosed by a low level timber picket fence, making the perfect area to soak in the sun, whilst being an enclosed area to let dogs relax and have peace of mind. To the rear of the chalet you will find a courtyard seating area, again enclosed by a timber picket fence. 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.



# Beach Chalet

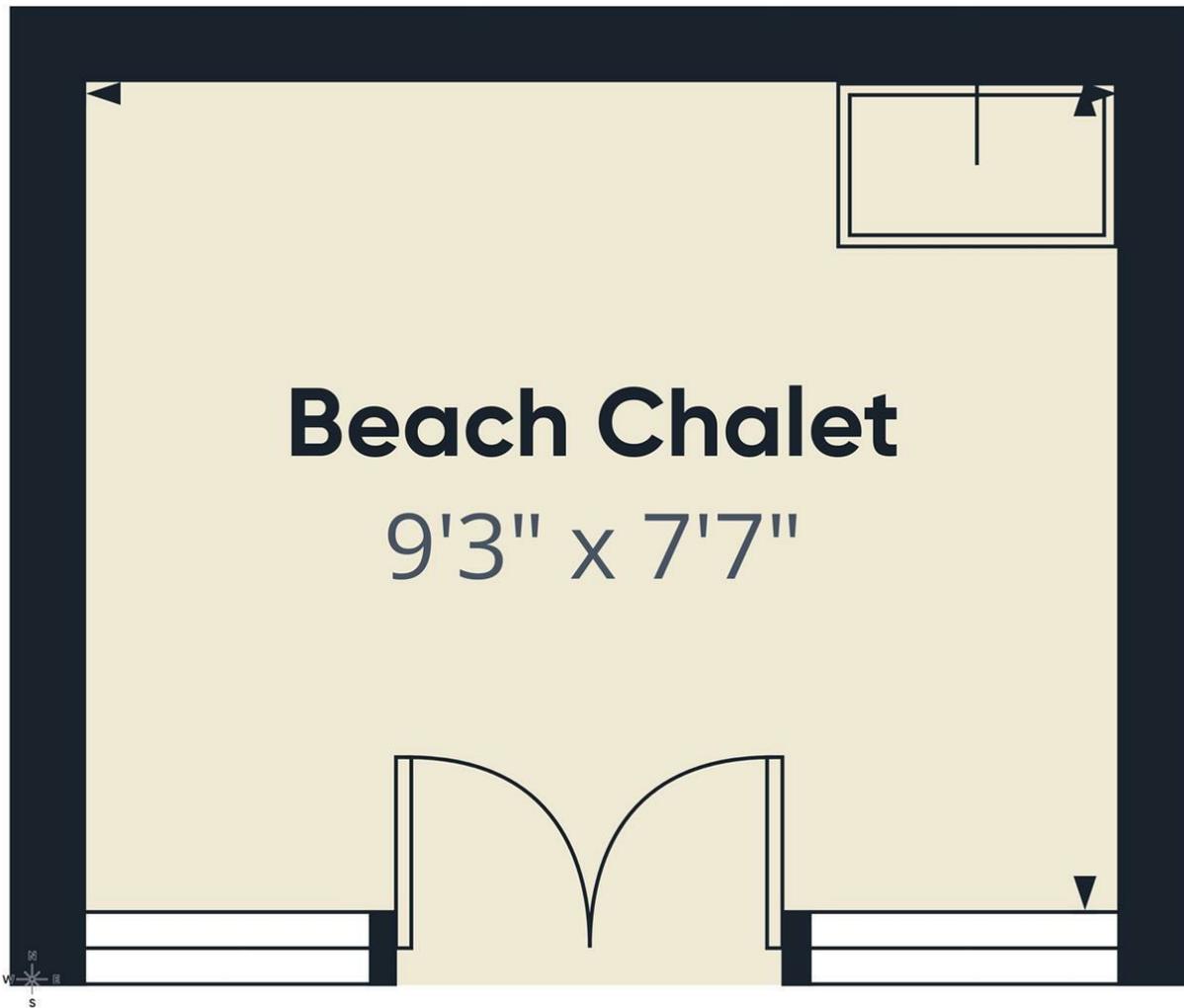
9'3" x 7'7"

Approximate total area<sup>(1)</sup>  
71 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

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.

