



CHOICE PROPERTIES

Estate Agents

11 Primrose Lane Miami Beach,
Sutton-On-Sea, LN12 2JZ

Price £45,000



Choice Properties are delighted to bring to the market this one bedroom detached chalet located on the ever sought after site of Miami Beach, only a stones throw from the beach and within close proximity to the local amenities. The chalet gives any prospective buyer the opportunity to put their own stamp on the property by renovating throughout. This chalet is not to be missed; so early viewing is advised.

The light and bright accommodation comprises:

Kitchen

4'9 x 7'7

Fitted with a range of wall and base units, inset sink with drainer and mixer tap, plumbing for a washing machine, space for appliances, partly tiled walls.

Reception room

11'5 x 11'8

Spacious reception room, double glazed window the front aspect.

Bedroom

7'6 x 14'2

Double bedroom, two double glazed windows to the side aspect.

Shower room

3'8 x 6'4

Three piece suite comprises, low level wc, hand wash basin, shower cubicle, tiled throughout, towel radiator.

Outside

The front and side of the property are predominantly laid to patio, providing a low maintenance outdoor space, the rear garden space is mostly laid to lawn.

Tenure

Leasehold.

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

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 01507 443777.

Making an offer

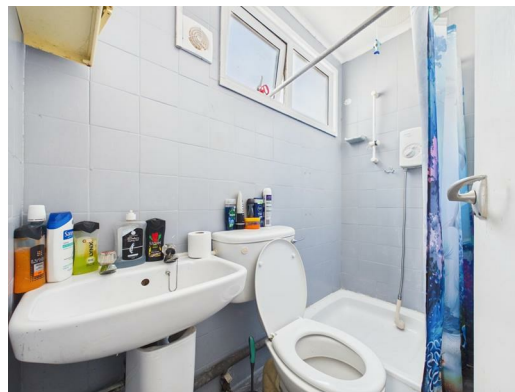
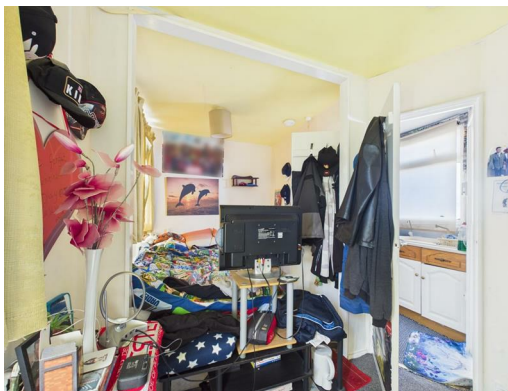
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

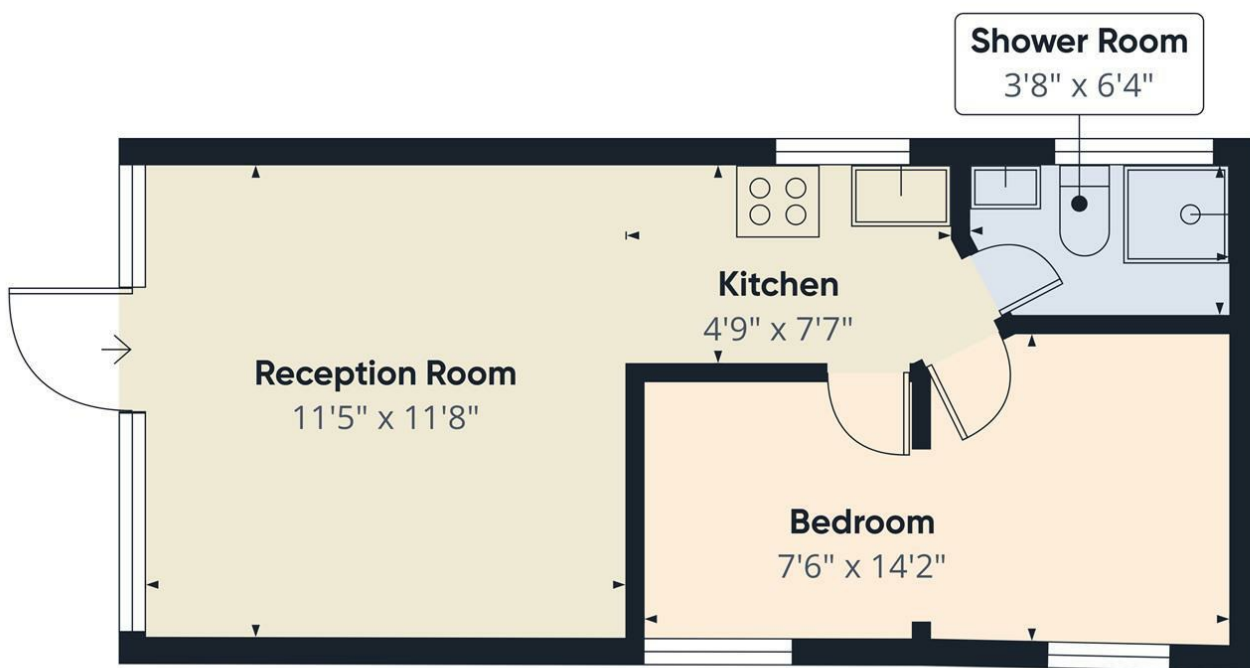
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening hours

Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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⁾
297 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 Sutton On Sea office head towards the beach and follow the road around to the left onto Trusthorpe Road, continue along this road towards Mablethorpe before turning right into 'Miami Beach Estate'. Primrose Lane can be found towards the end of the site on the left hand side.

