CHOICE PROPERTIES

Estate Agents

523, Sutton Springs Estate Sutton Road, Trusthorpe, LN12 2PZ

Reduced To £54,995



It is a pleasure for Choice Properties to bring to the market this one of a kind, two bedroom (one en-suite WC) lodge located a stones throw from the award winning golden sandy beaches; on Sutton Springs Holiday Estate, benefiting from onsite amenities, such as their popular 'Seagull' pub. The lodge was individually shipped over from Scandinavia and has been fully insulated throughout. The site operates on a 10-month basis. Early viewing is advised.

Benefiting from a mains gas central heating system, the generously proportioned accommodation comprises:-

Entrance Hall
Front door leading into the entrance hall with two fitted storage cupboards, one housing the wall mounted 'Navien' combination boiler (fitted November 2024); supplying both the central heating and hot water systems. Open plan design with the:

Kitchen/Breakfast Room
11'03" x 12'01"
Fitted with range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, freestanding 'Rangemaster' cooker with double width stainless steel extractor hood over, space and plumbing for a washing machine, integrated fridge/freezer, inset spot lighting and doors to:

Reception Room/Dining Room
10'11" x 18'07"
With ample space for a dining table, triple aspect windows, a TV aerial, wall mounted electric feature fireplace, inset spot lighting and double opening doors out onto the seating veranda.

Bedroom 1
11'00" x 9'01"
Spacious double bedroom with wall lighting and a TV aerial and door to the:

En-suite WC
2'04" x 3'10"
Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps and a 'Manrose' extractor fan.

Bedroom 2
10'09" x 9'01"
Double bedroom with wall lighting and a TV aerial.

Shower Room
5'10" x 6'03"
Fitted with a three piece suite comprising a shower enclosure with mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, heated towel rail and a 'Manrose' extractor fan.

Tenure
The lodge is on a licence agreement with Sutton Springs Holiday Estate, and operates on a 10-month occupancy. The site opens on 1st March and closes on the 5th January. A licence fee/ground rent is payable to the site, and is £4,300.00 per annum; this can be paid monthly or annually, and also covers the service/maintenance charge. All bills are monitored and paid through the site.

Viewing arrangements
By appointment through Choice Properties on 01507 443777.

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.

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 - Exempt.

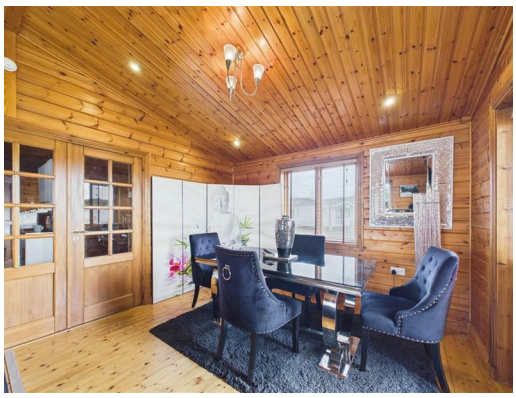
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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.













FOR SALE

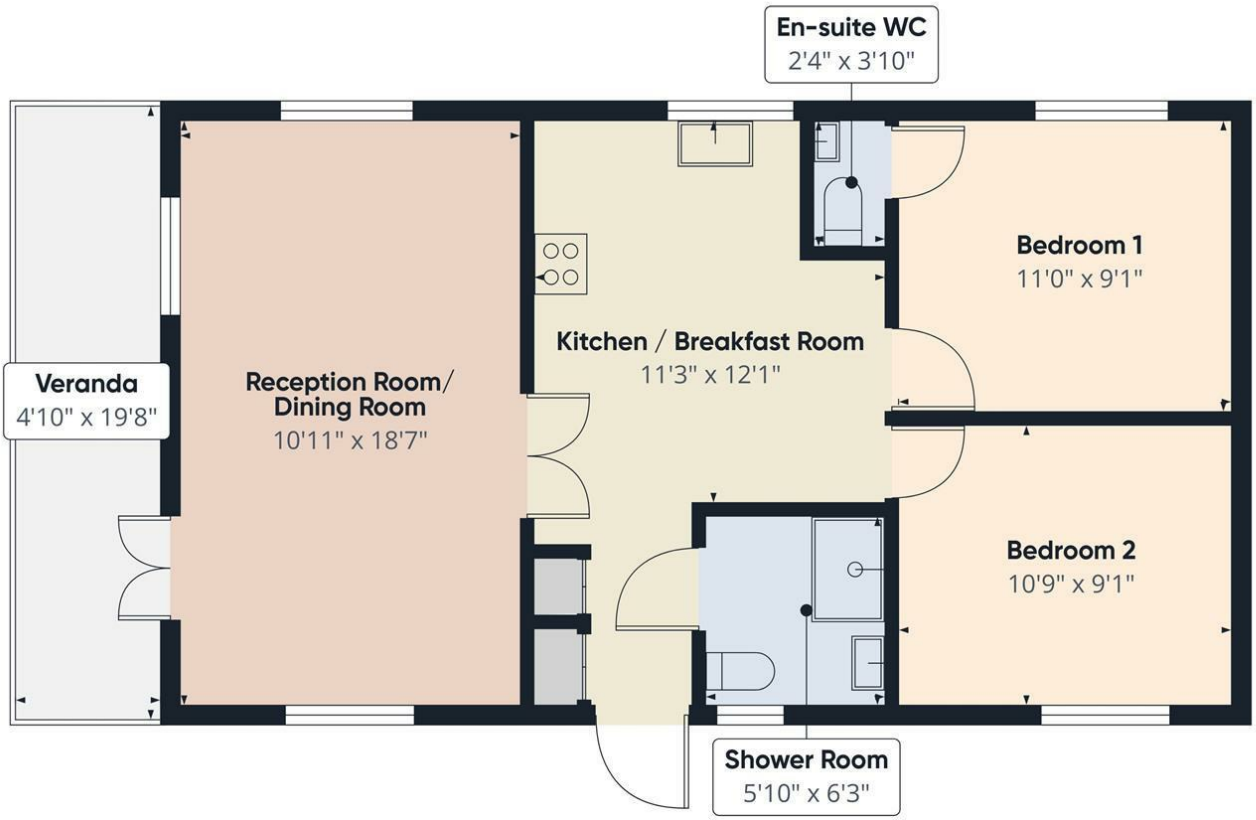












Approximate total area(1)

608 ft²

Balconies and terraces

95 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 north along the A52 and as you enter Trusthorpe, the entrance to Sutton Springs Holiday Estate can be found on your right hand side. The lodges are numbered, so follow the site around towards the exit, where you will be able to find lodge 523.

