CHOICE PROPERTIES

Estate Agents

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

Reduced To £279,950

Choice Properties are pleased to present for sale this well maintained and generously proportioned three bedroom (one en-suite) detached bungalow, situated in a quiet residential position, within close proximity to both the beaches and local amenities at Sutton on Sea. Offering a tasteful interior, privately enclosed gardens and ample off road parking, early viewing is most certainly advised, given the property is further being offered with no onward chain.

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

Hallway
6'04" x 4'04" extending to 2'11" x 24'04"
With external uPVC door leading to side entrance. Spot lighting. Internal doors to the majority of rooms. Access to loft via loft hatch. Built in storage cupboards with one housing the gas boiler. Two vertical flat panel radiators.

Reception Room
20'03" x 9'09"
With large bow window to front aspect. Impressive electric fireplace. Vertical flat panel radiator. Power points. Telephone point. Tv aerial point.

Kitchen
10'00" x 11'05"
Fitted with a range of wall and base units with work surfaces over. Four ring 'Bosch' gas hob with extractor hood over. Single bowl stainless steel sink with mixer tap and drainer. Integral eye level oven. Integral microwave. Space for fridge freezer. Space for dishwasher. Spot lighting. External uPVC door leading to driveway. uPVC window to side aspect. Vertical flat panel radiator. Power points.

Bedroom 1
8'11" x 11'11"
Double bedroom with large uPVC window to rear aspect. Radiator. Power points. Tv aerial point. Internal door to entire shower room.

En-suite Shower Room
6'05" x 8'11"
Fitted with a three piece suite comprising of a fully tiled corner shower cubicle with rainfall and traditional shower attachment, a back to wall wc, and a wash hand basin set over vanity unit with chrome mixer tap. Part tiled walls. Chrome heated towel rail. Large Frosted uPVC window to side aspect. Plethora of fitted storage space. Spot lighting. Extractor.

Bedroom 2
10'00" x 11'00"
Double bedroom with two fitted wardrobes. Radiator. Power points. uPVC window to side aspect.

Bedroom 3
10'10" x 12'00"
Currently used as a sitting room. Double bedroom with double opening uPVC doors leading to the rear garden. Vertical flat panel radiator. Power points.

Shower Room
5'10" x 6'06"
Fitted with a three piece suite comprising of a fully tiled walk in shower with traditional and rainfall shower attachment, a wash and basin set over vanity unit with chrome mixer tap, and a back to wall wc. Filed flooring. Fully tiled walls. Frosted uPVC window to side aspect. Chrome heated towel rail. Extractor. Back lit mirror.

Driveway & Car Port
Paved driveway with uPVC car port providing off road parking for several vehicles.

Garage
8'04" x 16'02"
Single detached brick built garage. Fitted with power and lighting. Up and over garage door. uPVC window to side aspect. Plumbing for washing machine. Work surfaces over base units. Space for fridge freezer.

Garden
The property is fronted by a garden laid to lawn.

To the rear of the property you will find a privately enclosed garden, laid mostly to lawn with timber fencing to the boundaries. The rear garden additionally benefits from a timber decked seating area, useful timber summerhouse and raised planter beds. The property does also benefit from outdoor power.

Tenure
Freehold.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 443777.

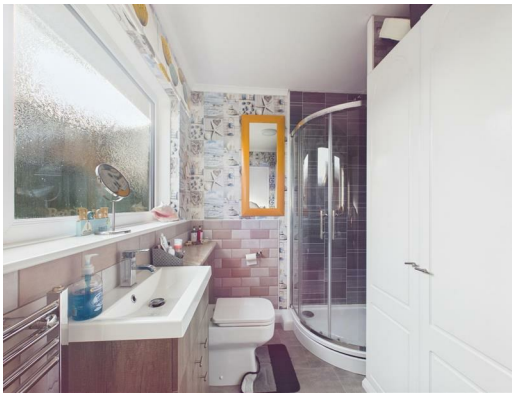
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

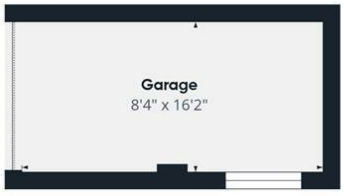
Council tax band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

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.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

1027 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

As you leave our Sutton on Sea office head towards the Sea Front, take your 1st first right onto York Road, then take your 2nd right into Hillside Avenue. Number 39 can be found a short way along on your right hand side; opposite the turning for Chanctonbury Way.