



# CHOICE PROPERTIES

## *Estate Agents*

61 Seahaven Springs,  
Mablethorpe, LN12 2QS

No Onward Chain £57,500



Choice Properties are pleased to offer for sale this one bedroom park home situated on the ever popular Seahaven Springs Estate. Only a short walk from the heart of Mablethorpe with the amenities and golden sandy beaches on hand, the property offers an easy-to-maintain garden, driveway and an additional dressing room/study area. Early viewing is advised with the property being further offered with no onward chain.

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

### **Entrance Porch**

5'05" x 3'08"

Front uPVC door leading into the entrance porch with triple aspect windows, a polycarbonate roof and a door to the:

### **Hallway**

8'06" x 3'02"

With laminate flooring and a cupboard housing the wall mounted consumer unit. Doors to:

### **Kitchen**

7'09" x 9'07"

Fitted with a range of wall and base units with worktop over, one and a half bowl resin sink with drainer and mixer tap, space and plumbing for a washing machine, space for a freestanding fridge/freezer, laminate flooring and the kitchen also houses the wall mounted 'Worcester' combination boiler; supplying both the central heating and hot water systems.

### **Reception Room**

12'07" x 9'08"

Light and airy reception room benefiting from double aspect windows and fitted with a side uPVC door to the outside, TV aerial and telephone point.

### **Bathroom**

8'05" x 6'04"

Fitted with a four piece suite comprising a panelled bath tub fitted with single hot and cold taps, a shower cubicle with mains fed shower head over, hand wash basin with single hot and cold taps; built into vanity and WC with cistern lever, partly tiled walls.

### **Lobby**

3'11" x 3'11"

With wall lighting and doors to:

### **Bedroom**

7'05" x 9'07"

Double bedroom with a newly fitted uPVC window to rear aspect.

### **Dressing Room/Study**

3'11" x 6'05"

Providing perfect space to be utilised as a home study or dressing room area.

### **Driveway**

Paved driveway providing off road parking.

### **Garden**

Surrounding the property you will find an easy-to-maintain wrap around garden, mostly laid with shingle. There is a strip of garden, laid to lawn with some well established shrubbery further dotted around the garden. You will also be able to find a useful metal shed for storage.

### **Tenure**

The property is covered by the Mobile Homes Act 2013. Please contact us if you have any questions regarding this. Ground rent is paid annually to the site and covers the maintenance of the communal areas as well. The current ground rent figure covering service charges too, is £97.38 a month; payable to Springs Estates.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **Opening hours**

Opening hours - Mon-Fri 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 regulations 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**

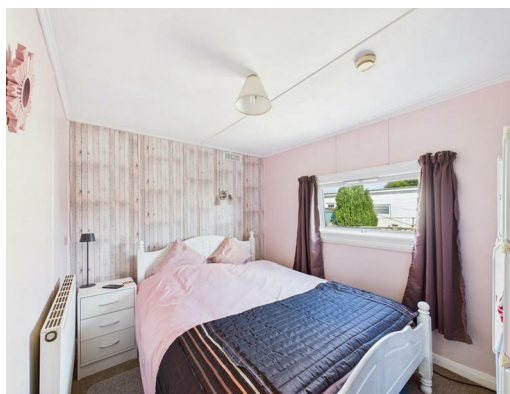
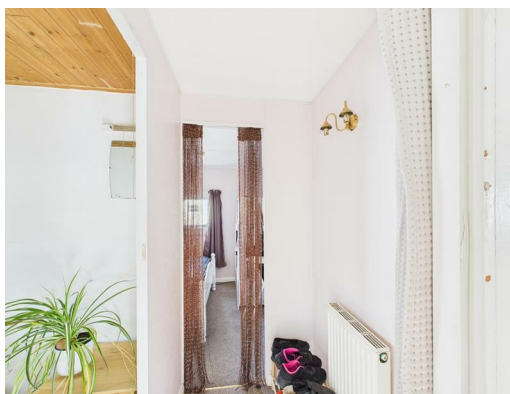
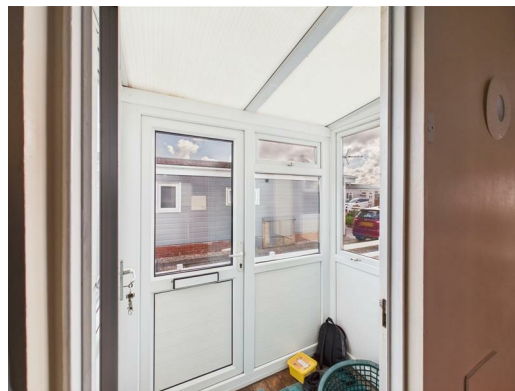
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH

Tel. No. 01507 601 111

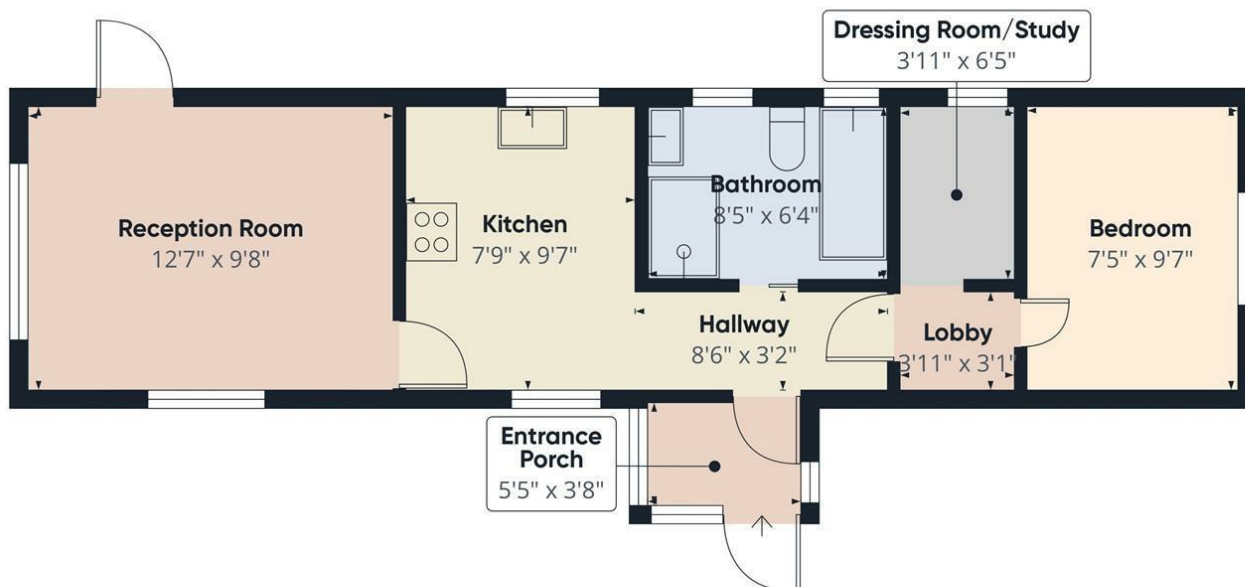
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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

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<sup>(1)</sup>  
409 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

From our Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Seahaven Springs is the fourth turning on your left hand side (including Harlequin Drive).

