



# CHOICE PROPERTIES

*Estate Agents*

Wyworrie, North Promenade  
Trusthorpe Road,

Price £23,000



Choice Properties are pleased to offer for sale this beach chalet located on Sutton on Sea's North Promenade, conveniently located only a short distance from the local amenities and parking on offer. Having undergone a number of extensive renovations, including a new roof, guttering and doors, early viewing is advised.

### **Externally**

Externally to the front aspect a paved pathway leads to the entrance, surrounded by areas laid to lawn. To the rear of the beach chalet are further lawn areas, with a paved patio area, providing ample space for outdoor seating.

The chalet is position within close distance of both local amenities and toilet facilities, notable close to the Sutton on Sea Social Club and The Beach Bar.

### **Internally**

7'07" x 9'10"

You will find double opening doors to both the front and rear aspects of the beach chalet. There is a one bowl stainless steel sink built into the a base unit, as well as a variety of storage including built-in; and overhead.

### **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

7'7" x 9'10"

Approximate total area<sup>(1)</sup>  
74 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.

