



CHOICE PROPERTIES

Estate Agents

Park House 4 Cromer Avenue,
Sutton-On-Sea, LN12 2HA

Price £475,000



Choice Properties are delighted to offer for sale this most spacious four double bedroom detached property, plus a self contained two bedroom annexe. Being located in a central location, within easy reach of the high street and beach, viewing is highly recommended to appreciate this beautifully presented property.

With the additional benefit of gas central heating and UPVC double glazing throughout, the well presented and abundantly bright internal living accommodation comprises:-

Entrance Hall

3'7"x3'10"

Tiled floor. Door to:

Hallway

9'0"x8'11"

Hexagonal hallway, storage cupboard, radiator. Telephone point. Double power point. Staircase to first floor landing. Doors to:

Living Room

21'5"x14'0"

Box bay window with window storage seat. Feature fireplace with multi fuel burning stove. Two feature beams to the ceiling with centre lights. Radiators. Power points. Opening to:

Dining Room

15'8"x11'9"

Radiator. Power points. Double opening 'French' doors opening on to the garden. Door to:

Lobby

4'7"x7'0"

Radiator. Modern laminate flooring. Original medicine cabinet from the historic doctors surgery. Central Lighting. Doors to:

Utility Room

4'8"x6'9"

Fitted wall and base unit with work surface over. Plumbing for washing machine. Power point. Worcester gas fired combi boiler. Doors to:-

Kitchen

9'11"x12'11"

Modern kitchen fitted with wall and base units with work surfaces over. Stainless steel twin sink unit and drainer with mixer tap. Integral dishwasher. Stainless steel cooker with built in extractor fan. Part tiled wall. Power points. Radiator. Built in storage cupboard. UPVC door to rear garden. Doors to:-

Shower Room

5'4"x7'10"

Large walk-in shower with mains mixer shower. Hand basin set in vanity unit. Part tiled walls. Tiled floor. Radiator. W.C with 'Victorian' style high level chain flush.

Landing

9'0"x15'6"

Generously spacious first floor landing continuing the hexagonal layout. Built in storage cupboards. Part galleried section to the landing overlooking the staircase. Doors to:

Bedroom 1

19'2"x14'0"

Well proportioned main bedroom. Windows to front and side. Radiators. Power points. Doors to:-

En Suite

9'6"x3'2"

Walk-in in shower. hand wash basin. W.C with push button flush.

Bedroom 2

12'6"x11'6"

Original feature fireplace. Radiator. Power points. Door to:

Bedroom 3

9'11"x11'10"

Radiator. 2 Double power points. Views towards the promenade.

Bedroom 4

9'0"x12'1"

Radiator. Power points. Loft access. Views towards the promenade.

Bathroom

5'10"x9'3"

Comprising panelled bath, hand basin set in vanity unit and W.C with 'Victorian' style high level chain flush. Part tiled walls. Modern flooring. Radiator.

Annexe Hallway

3'4"x14'10"

Front separate entrance. Accessible from the main property, Storage. Radiator. Doors to:-

Annexe Living Room

14'11"x11'5"

Bay window. Radiator. Power points. Also housing the original historic doctors bell.

Annexe Kitchen

8'3"x10'2"

Fitted wall and base units with work surfaces over. Stainless steel sink unit with drainer and mixer tap. Plumbing for washing machine. Part tiled walls. Radiator. Power points. Gas cooker point with splash back. Extractor fan.

Annexe Bedroom 1

13'4"x9'3"

Windows to front and side. Radiator. Power points. Door leading to bedroom two.

Annexe Bedroom 2

9'3"x9'2"

Window to the rear and side. UPVC door to rear garden. Power Points.

Annexe Shower Room

12'4"x3'10"

Shower cubicle with electric shower. W.C. with push button flush. Hand basin set in vanity unit. Extractor fan. Towel radiator.

Garden

The property is situated on a corner plot with an enclosed gravel area to the front, with plants and shrubs. Gated access leads on to the further front and side garden area. Rear is laid to lawn and gravel set with plants and shrubs. Double opening 'French' doors leading back in to the main property. Within the garden is a timber summer house and a timber shed, the garden continues along the back of the property where a further gate to the side of the property, access back into the main property and annexe. Water tap.

Driveway

Providing off road parking for multiple vehicles.

Tenure

Freehold.

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 D.

Opening Hours

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

Saturday 9.00 a.m. to 3.00 p.m.

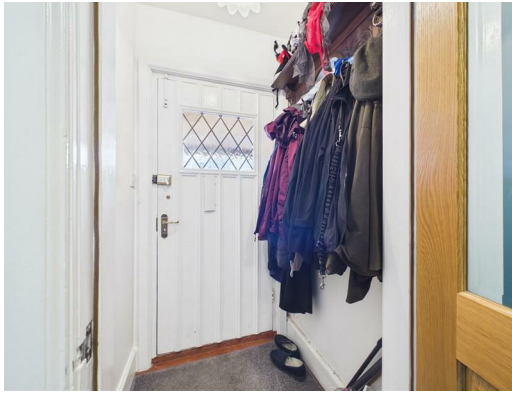
Viewing Arrangements

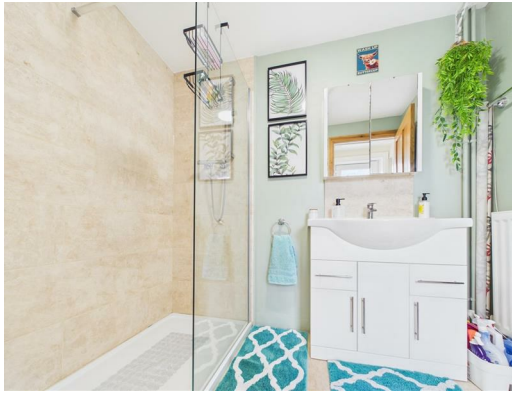
Viewing by appointment through Choice Properties Sutton on 01507 443777.

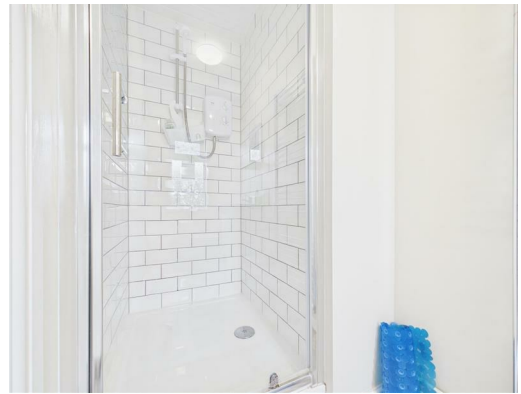
Making an offer

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.

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



Floor 1



Approximate total area^m
2348 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 office, head left and take your first left on to Cromer Avenue. The property can be found a short distance along, on the corner, on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	76
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

