CHOICE PROPERTIES
Estate Agents

4 The Sidings,
Sutton on Sea, LN12 2SJ

Price £250,000

It is a pleasure for Choice Properties to introduce to the market this immaculately presented two bedroom detached bungalow, situated on a quiet, residential road; located only a short walk to the award winning beaches, popular 'Acre Gap' walk and the local amenities on offer in Sutton on Sea. Boasting a beautifully maintained interior, which has undergone a complete renovation by the current owners over the past few years, early viewing is advised to appreciate this fantastic home on offer.

Having undergone a number of renovations; the property now features a new kitchen and bathroom suite, new uPVC double glazing throughout as well as a mains gas new central heating system; with the inclusion of a combination boiler, and comprises:-

Hallway
4'06" x 7'10" extending to 11'08" x 3'02"
New front composite door leading into the 'L' shaped hallway with a built in airing cupboard, housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems, access to the loft, which is partly boarded, a telephone point and doors to:

Reception Room
11'11" x 15'00"
Light and airy reception room benefiting from a picture window to front aspect and featuring an electric feature fireplace set on a tiled hearth with a rustic wooden mantle, a TV aerial, and double opening doors through to the:

Kitchen/Dining Room
20'08" x 10'05"
A modern and tasteful kitchen fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring ceramic hob with extractor hood over, integrated double oven, integrated slimline dishwasher, space and plumbing for a washing machine, space for a freestanding under-counter fridge, space for a freestanding under-counter freezer, partly tiled walls, ample space for a dining table, TV aerial, breakfast bar area and the kitchen also houses the wall mounted consumer unit.

Conservatory
11'06" x 6'00"
Benefiting from triple aspect windows with a uPVC door to the garden, tiled flooring, a polycarbonate roof, radiator and wall lighting.

Bedroom 1
13'02" x 10'04"
Spacious double bedroom with a TV aerial.

Bedroom 2
9'09" x 10'11"
Double bedroom.

Bathroom
6'09" x 7'03"
Fitted with a stylish three piece suite comprising a panelled bath tub with mixer tap and mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, partly mermaid boarded walls, a heated towel rail and an extractor fan.

Driveway
Paved driveway providing off road parking for multiple vehicles.

Garage
8'11" x 16'11"
Detached garage with an up and over door, side window, power and lighting.

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 two paved patio seating areas, one of which provides space to house a 'Lay-Z' spa jacuzzi, or simply provides the ideal area for outdoor dining or entertaining. A standout feature to the garden is the useful timber summerhouse.

Summerhouse
9'00" x 12'00"
Substantial timber summerhouse; currently used as a home bar, with power and lighting, an individual wall mounted consumer unit and double opening doors from the garden.

Tenure
Freehold.

Viewing arrangements
By appointment through Choice Properties on 01507 443777.

Opening hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

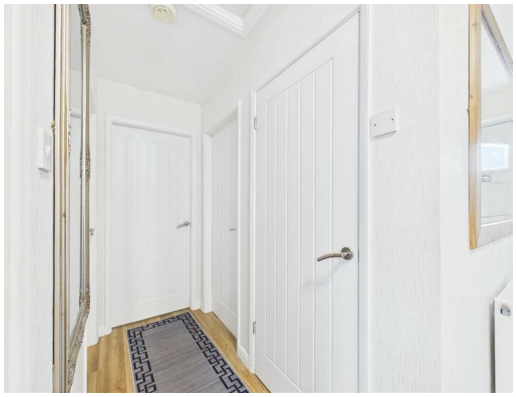
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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 - C.

Additional note
Please note that the property is being sold by a family relative of a Choice Properties employee.

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.



JACK DANIEL'S

ELTON JOHN
BAR

Floor 0 Building 1

Floor 0 Building 2

Floor 0 Building 3

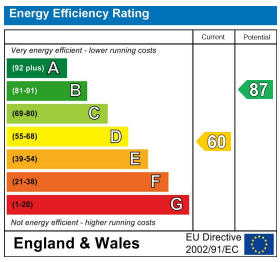
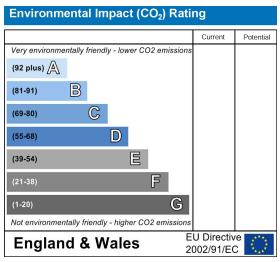
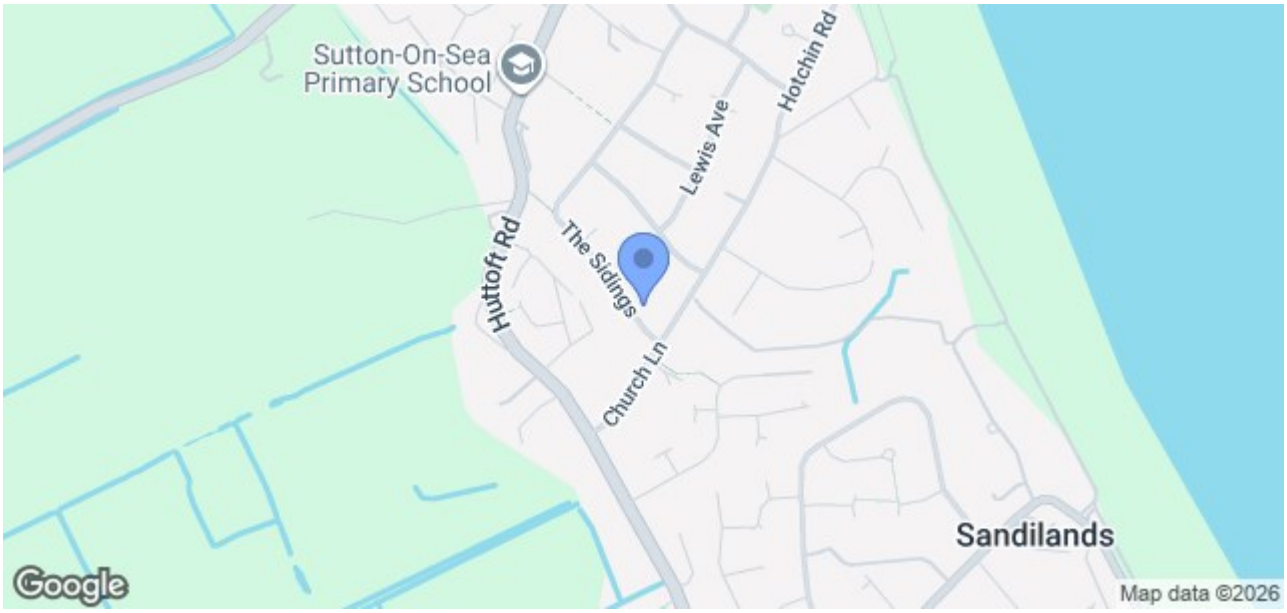
Approximate total area(1)

1076 ft^2

(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.

GIRAFFE360

Directions

From our Sutton on Sea office head along the High Street, in the direction of the seafront, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way which leads to The Sidings.