



CHOICE PROPERTIES

Estate Agents

34 Trusthorpe Road,
Sutton-On-Sea, LN12 2LT

Price £295,000



Located on Trusthorpe Road in the coastal village of Sutton-On-Sea, this remarkable property presents a unique opportunity for both investors and those seeking a delightful home by the sea. Currently configured as three flats within a large semi-detached house, the property offers the potential to be transformed back into a spacious family residence, catering to a variety of living arrangements.

With direct access to the beach, residents can enjoy the beauty of the coastline at their doorstep, making it an ideal location for beach lovers and those who appreciate the tranquillity of seaside living.

The Property is divided into three flats (each with upvc double glazing and a gas combination boiler) Internally the accommodation consists of:

Entrance Hall (flat 1)

Tiled floor. Plumbing for washing machine.

Shower Room (flat 1)

Shower enclosure with mixer shower, wash hand basin and w.c.

Lounge/Kitchen (flat 1)

Fitted kitchen units with work surfaces over. Integrated oven and hob. Sink unit and drainer. Radiator. Gas combination boiler which supplies the central heating and hot water.

Inner Hallway (flat 1)

Radiator. Electric consumer unit. Under stairs storage cupboard.

Bedroom 1 (flat 1)

Bay window. Radiator.

Bedroom 2 (flat 1)

Radiator.

Communal Hallway for flats 2 & 3

Electric meters. Fire alarm system. Staircase to the first floor landing.

Communal first floor landing

Doors to flats 2 and 3.

Entrance Hall (flat 2)

Electric consumer unit.

Lounge (flat 2)

Radiator. Gas combination boiler which supplies the central heating and hot water.

Bedroom (flat 2)

Radiator.

Kitchen (flat 2)

Fitted wall and base units with work surfaces over. Integrated oven and hob. Sink unit and drainer.

Shower Room (flat 2)

Shower enclosure with mixer shower, wash hand basin and w.c. Radiator.

Entrance Hall (flat 3)

Staircase to second floor landing.

Lounge (flat 3)

Radiator.

Second floor landing (flat3)

Access to the loft area. Gas combination boiler which supplies the central heating and hot water.

Kitchen (flat 3)

Fitted wall and base units with work surfaces over. sink unit and drainer. Integrated electric oven and hob. Radiator.

Shower Room (flat 3)

Shower enclosure with mixer shower, wash hand basin and w.c.

Bedroom 1 (flat 3)

Radiator.

Bedroom 2 (flat 3)

Radiator.

Driveway

Garage

Workshop/Store

Gardens

Spacious lawned gardens to the rear with steps leading to the beach.

Tenure

Freehold

Council Tax

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 each flat is currently Band A.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Monday - Friday: 9.00am - 5.00pm

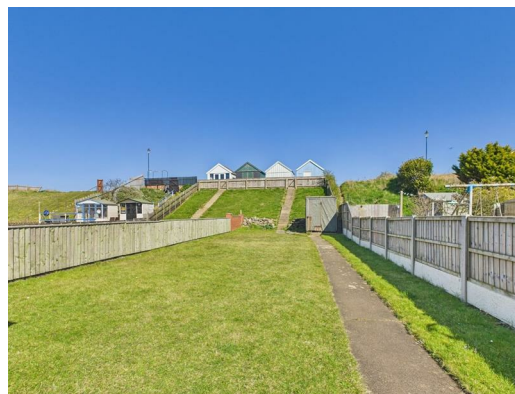
Saturday: 9.00am - 3.00pm

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.

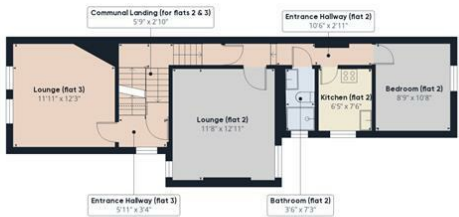
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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



Floor 2

Approximate total area⁽¹⁾
1691.67 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From our Sutton on Sea office head along the High Street towards the Sea Front. At the end of the High Street follow the road, to the left, on to Trusthorpe Road. Continue along Trusthorpe Road and number 34 can be found a short way along on your 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		
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		

