



# CHOICE PROPERTIES

*Estate Agents*

23 Marine Avenue,  
Sutton-On-Sea, LN12 2ND

Price £220,000



Choice Properties are pleased to offer for sale this two bedroom detached bungalow, conveniently located only a short walk from both the local amenities and golden sandy beaches of Sutton on Sea. Offering a well laid out accommodation, ample off road parking, early viewing advised.

Benefitting from gas central heating and uPVC double glazing, this spacious property comprises:

### **Hallway**

11'7"x2'10"

With UVPC entrance door. Access to loft. Radiator. Power points, Storage cupboard housing the boiler with fitted shelving.

### **Reception Room**

17'10"x11'6"

Gas fireplace. Radiator. Power points. Bow window. Door to:-

### **Shower Room**

7'2"x5'7"

Fitted with a three piece suite comprising of corner shower cubicle, wash hand basin and a push flush w.c. Tiled flooring. Tiled walls. UVPC to side aspect.

### **Bedroom 1**

8'10"x8'11"

Double bedroom with UVPC bow window to front aspect. Radiator. Power point.

### **Bedroom 2**

12'10"x9'7"

Double bedroom with UVPC doors to rear aspect. Radiator. Power point.

### **Sunroom**

9'0"x8'2'

With dual aspect UVPC windows. Power points. UVPC door to garden.

### **Kitchen**

9'9"x8'11"

Fitted with wall and base units with work surfaces over. One bowl sink with mixer tap and drainer. Four ring gas hob with extractor hood over. Integral oven. Plumbing for washing machine. 'Worcester' gas boiler. Space for fridge freezer. Part tiled walls. UVPC window to side aspect. UVPC door to the garden.

### **Garden**

The property benefits from a privately enclosed south west facing garden with timber fencing to the boundaries. The low maintenance garden laid with resin with ideal out door seating area.

### **Driveway**

Resin driveway providing off the road parking for up to three 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](http://www.e-lindsey.gov.uk)

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

## **Viewing Arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

## **Opening Hours**

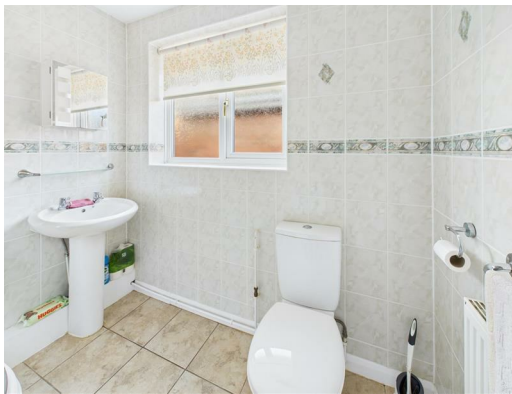
Monday - Friday: 9:00am - 5:00pm  
Saturday: 9.00am - 3.00pm

## **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.







Approximate total area<sup>m</sup>  
697 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 Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn left again on to Marine Avenue and follow the road along. Follow the road around and Number 23 can be found on your left 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

