



# CHOICE PROPERTIES

*Estate Agents*

7 Fifth Avenue,  
Sutton-On-Sea, LN12 2LA

Reduced To £35,500



Choice Properties are delighted to present this detached chalet located on the sought after site of 'Miami Beach', with a full 12 month occupancy. Situated only a short walk to both the local amenities and the award winning golden sandy beaches, this chalet benefits from a lease running until 2035. Early Viewing is advised.

Benefitting from electric heating and uPVC double glazing throughout, this abundantly light and bright internal accommodation comprises:

### **Entry**

2'6" x 11'5"

Front and side entrance uPVC doors.

### **Open Plan Living**

16'4" x 11'6"

Kitchen consisting of base units with work surfaces over, stainless steel sink unit and drainer with separate hot and cold taps over, cooker point, part tiled walls. Space for freestanding fridge/freezer.

### **Bedroom**

7'6" x 7'8"

Power points.

### **Shower Room**

6'6" x 3'7"

Fitted with shower cubicle with electric shower over, wc and hand wash basin. Part tiled walls.

### **Outdoor Area**

To the front of the property is a paved patio area enclosed by timber fencing.

### **Outside Store**

To the rear of the property.

### **Parking**

Ample communal parking is available on site.

### **Tenure**

Leasehold.

### **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 A.

### **Viewing Arrangements**

Viewing by appointment through Choice Properties on 01507 443777.

### **Opening Hours**

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

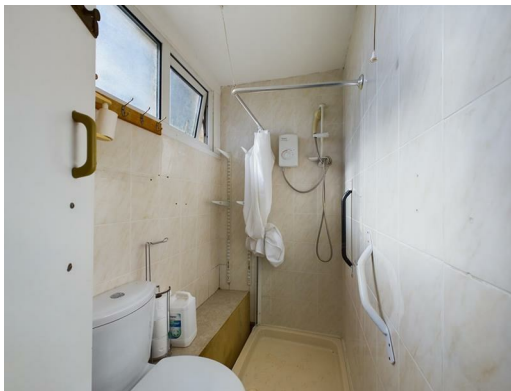
Saturday 9.00 a.m. to 3.00 p.m.

### **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 regulations 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>(1)</sup>  
303.97 ft<sup>2</sup>

(1) Excluding balconies and terraces

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 towards the beach and follow the road around to the left onto Trusthorpe Road, continue along this road towards Mablethorpe before turning right into 'Miami Beach Estate'. Fifth Avenue should be sign posted for your attention.

