



CHOICE PROPERTIES

Estate Agents

7 Palm Springs, Miami Beach,
Sutton-On-Sea, LN12 2JY

Price £45,000



Choice Properties are excited to offer for sale this one bedroom detached chalet on the ever sought after and fully residential 12-month occupancy site of Miami Beach. Boasting a beautifully presented interior accommodation, off road parking and approximately 8 years remaining on the current lease, early viewing is most certainly advised.

Having the added benefit of electric heating throughout, recently replaced insulation, a new roof and a complete restructure of the property, the abundantly light and bright accommodation comprises:-

Reception Room/Kitchen Area

17'08" x 11'06"

Front double opening 'French' uPVC doors leading into the reception room with double aspect windows and fitted with an electric feature fireplace, TV aerial and set in an open plan design with the:-

Kitchen Area:

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring hob with stainless steel extractor hood over, integrated 'Bosch' double oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and doors to:

Bedroom

11'00" x 6'11"

Double bedroom.

Shower Room

6'04" x 4'02"

Fitted with a three piece suite comprising a shower cubicle with sliding door and electric 'Triton T80 Easi Fit +' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls.

Driveway

The chalet has the additional benefit of a driveway providing off road parking to front aspect; laid with shingle.

Tenure

Leasehold. The current owners have advised there are approximately 8 years remaining on the current lease, and the annual ground rent and service charge combined figure is approximately £1,900.00.

Viewing arrangements

Viewing by Appointment through Choice Properties, Sutton -On- Sea - Tel 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 together with a current utility bill. 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.

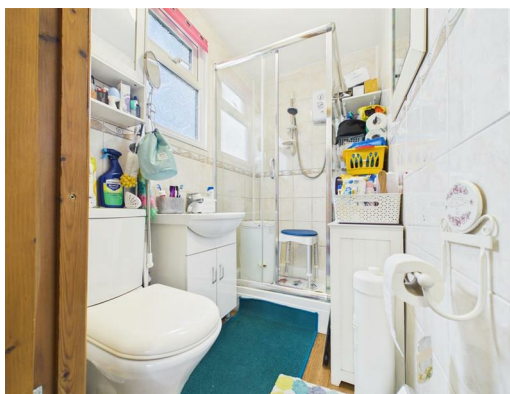
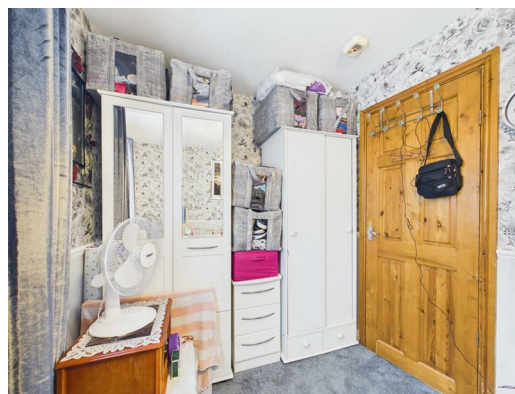
Council tax band

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 A.

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⁽¹⁾
327 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 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'. As you enter the site follow the road along and you will find a left hand turning into Palm Springs. Number 7 can then be found on your right hand side.

