CHOICE PROPERTIES

Estate Agents

# 1 42nd Street, Miami Beach, Sutton-On-Sea, LN12 2LF

## Reduced To £28,500

Choice Properties are delighted to offer for sale this two bedroom detached chalet on the ever sought after, and fully residential site of Miami Beach in Sutton on Sea. Offering a full 12-month occupancy, the chalet is further offered with no onward chain, and so early viewing is most certainly advised.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507 ) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
naea | propertymark PROTECTED

Internally, the accommodation comprises:

**Reception Room**
12'3" x 11'3"
uPVC sliding door to the front.

**Kitchen**
7'4" x 4'8"
Base units with work surfaces over, space for freestanding fridge, cooker point, stainless steel sink unit and drainer. Tiled walls.

**Bedroom 1**
7'7" x 7'8"
Double bedroom.

**Bedroom 2**
6'6" x 6'7"
Currently used as kitchen/utility. Wall and base units with work surfaces over.

**Shower Room**
6'3" x 3'7"
Enclosure with electric shower over, hand wash basin and wc. Tiled walls.

**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

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, 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.

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)

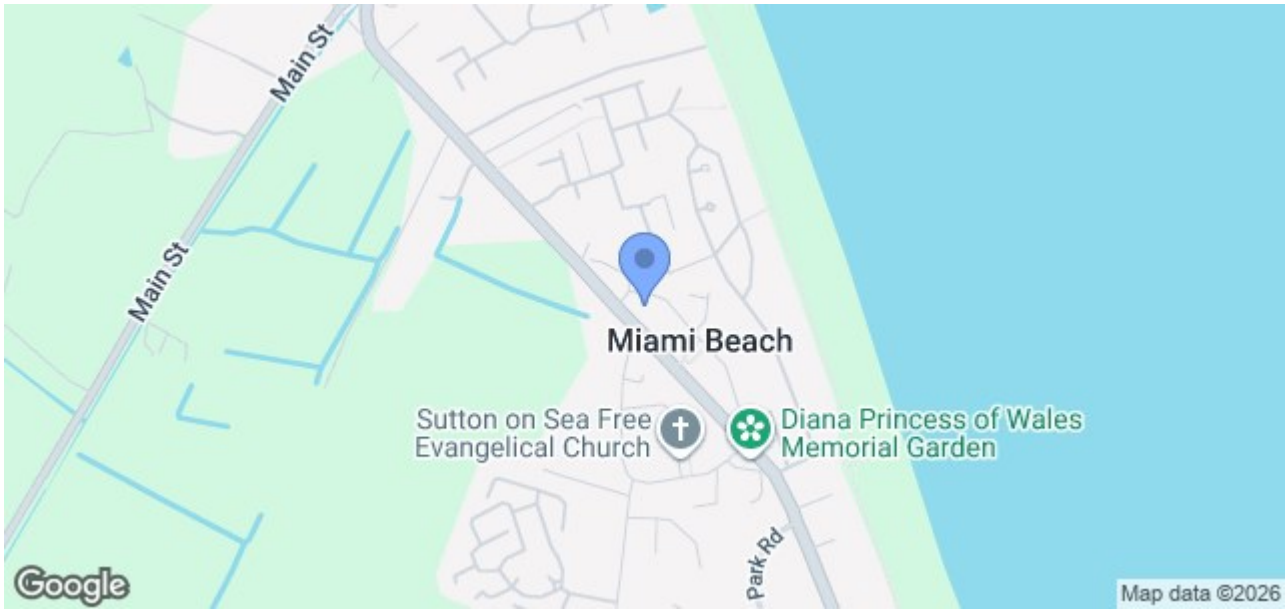
295.91 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

# 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 42nd Street is located facing Trusthorpe Road, behind the 'Jungle Club'.