



# CHOICE PROPERTIES

*Estate Agents*

7 Bohemia Way Promenade,  
Sutton on Sea, LN12 2LR

Price £23,000



Choice Properties are excited to offer for sale this well maintained beach chalet situated on the Bohemia Way Promenade in Sutton on Sea, being only a short walk to the local amenities available. Having been built by the current owners, only 18-months ago, early viewing is advised.

Having been only built 18-months ago with a composite material for better upkeep, the well maintained chalet comprises:-

### **Beach Chalet**

7'00" x 9'01"

The well presented beach chalet benefits from double opening doors to both front and rear aspect. Inside the chalet you will find useful built in over-head storage. To the rear of the chalet you will find an area laid to lawn.

### **Additional information**

Rates and a licence fee are payable to East Lindsey District Council. This is approximately £150.00 per annum.

### **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.





# Directions

At the top of the High Street in the village of Sutton-on-Sea is the main pullover. Head to the top of the pullover and turn left. Head North along the promenade in the direction of Trusthorpe and the beach hut can be found on the left hand side on Bohemia Promenade.

