



CHOICE PROPERTIES

Estate Agents

9 Bohemia Way,

Sutton-On-Sea, LN12 2GF

Reduced To £99,950



Choice Properties offer for sale this one bedroom semi detached bungalow situated in a pleasant position. It is adjacent to the beach and convenient for the High Street and local amenities. Within seconds, you can leave the front door of the property, and be on the fabulous beach of Sutton on Sea.

Benefitting from a new kitchen, bathroom and heating system, this abundantly light and bright internal accommodation comprises:

Porch

8'0" x 4'0"

uPVC front entrance door leading into the shared access porch. Entrance door leading into:

Kitchen/Diner

14'5" x 12'4"

Newly fitted with wall and base units with work surfaces over. One and a half bowl stainless steel sink unit and drainer with mixer tap. Integrated oven and four ring hob with extractor over. Integrated fridge and freezer. Integrated washing machine. "Ideal Logic" combination boiler fitted in June 2023.

Reception Room

12'3" x 12'4"

Double opening 'French' style patio doors leading to the garden.

Bedroom

18'1" x 6'7"

Double bedroom.

Bathroom

3'5" x 12'4"

Newly fitted with hand wash basin set in vanity unit, wc and shower enclosure with mains shower over. Tiled flooring and walls.

Garden

To the rear of the property is a privately enclosed garden with timber fencing to the boundaries. The garden is paved for ease of maintenance.

Tenure

Leasehold. 99 Year Lease with 78 Years Remaining.

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, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

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.

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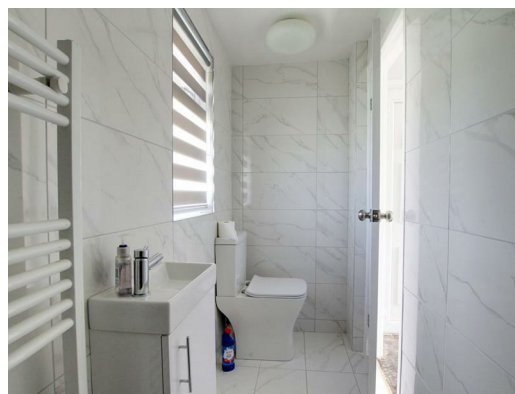
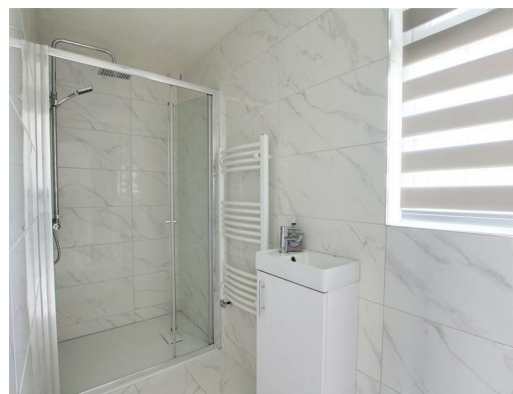
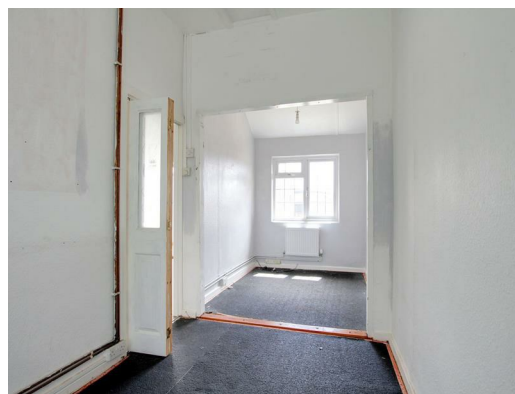
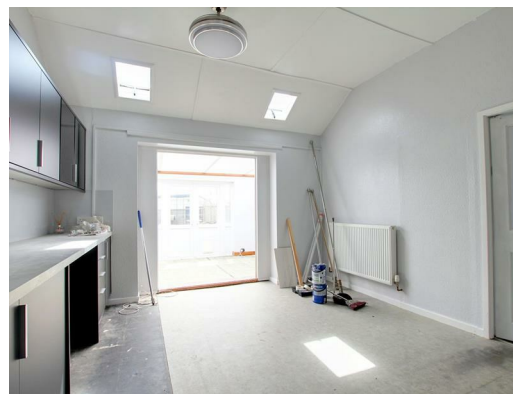
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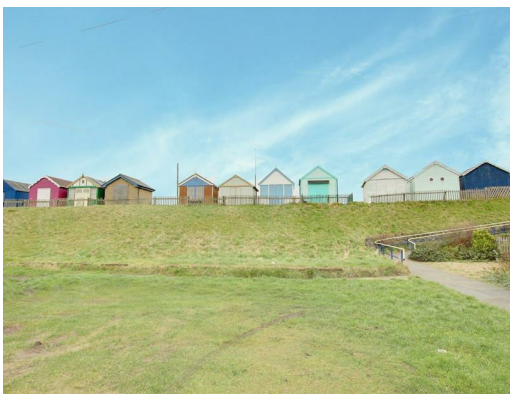
Council tax band

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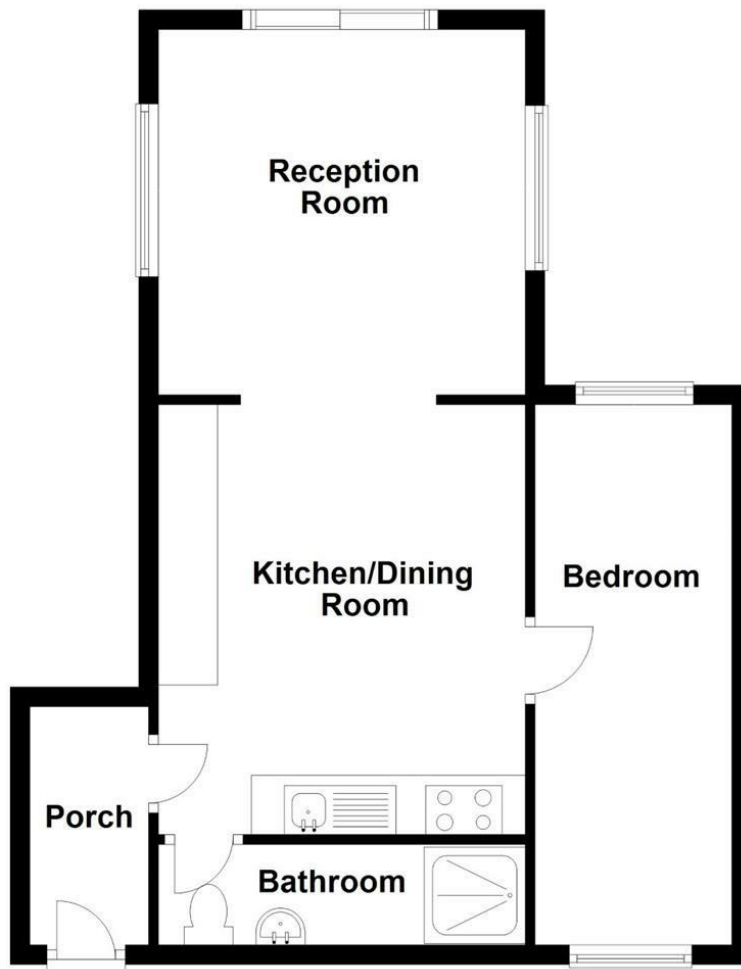
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Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers 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.





Ground Floor



Directions

From our office head along the High Street towards the sea front, at the end follow the road around to the left in the direction of Mablethorpe. Continue along Trusthorpe Road and Bohemia Way can be found approximately half way along on your right hand.

