CHOICE PROPERTIES

Estate Agents

# 6 Dorset Court, Sutton-On-Sea, LN12 2TQ

## Reduced To £315,000



Choice Properties are delighted to offer for sale this modern style most spacious and well presented three bedroom detached bungalow, located in a quiet residential position in the sought after town of Sutton-on-Sea and only a short walk from the local amenities and beaches. Early Viewing 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
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**Entrance Hall**
uPVC front door leading into the hall which provides access to the loft; fitted with lighting.

**Hallway**
Leading to;

**Living Room**
Spacious living room benefiting from double aspect windows one being a bay window to front aspect, an electric feature fireplace with the option of a gas supply, a TV aerial and wall mounted thermostat controls.

**Kitchen**
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, single built in electric oven, space for a freestanding fridge/freezer and dishwasher and part tiling to the walls.

**Utility Room**
Providing space for a tumble dryer and plumbing for a washing machine with worktop over, fitted with a range of wall units and a uPVC door to side aspect. The utility room also houses the wall mounted combination boiler; supplying both the central heating and hot water systems.

**Bedroom 1**
Spacious double bedroom with a TV aerial, a built in double wardrobe.

**Bedroom 2**
Double bedroom with a built in double wardrobe, window to rear aspect and a TV aerial.

**Bedroom 3/ Dining Room**
Spacious bedroom with a TV aerial and picture window to rear aspect.

**Bathroom**
Recently fitted with a new modern, white suite comprising a large walk in shower enclosure, wc and hand wash basin set in vanity unit with storage. New flooring to be fitted 5th November 2026.

**W.C**
Fitted with a WC and hand wash basin with single hot and cold taps.

**Summer House**
Only a few months old summer house allowing garden seating. Power connected

**Garden**
The property is fronted by a lawned garden enclosed by timber fencing. To the rear of the property you will find a privately enclosed garden, again laid to lawn with timber fencing to the boundaries. The rear garden additionally features a paved patio area and a useful timber shed. Also included is a new summer house. Gated paths both sides leading to the front.

**Driveway**
To the front of property you will find a newly laid (2024) resin driveway including paths to the front and both sides.

## Garage
16'1" x 7'11"
With an up and over door and power and lighting.

## Tenure
Freehold.

## Opening Hours
Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

## Viewing Arrangements
Viewing by appointment through Choice Properties on 01507 443777.

## 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 regulation 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.

## 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

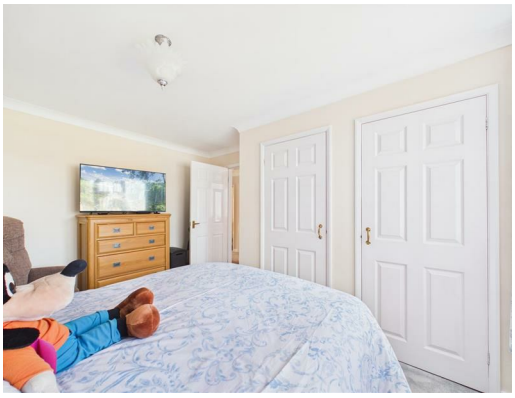
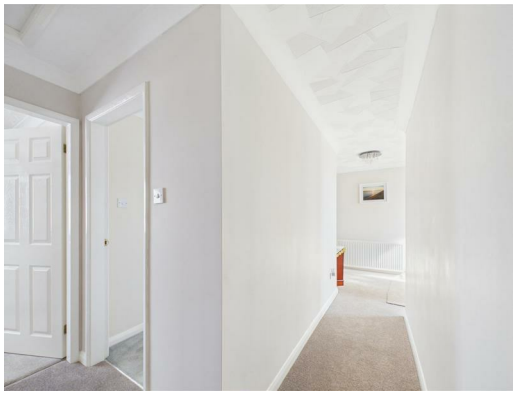
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band C.

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.




















SPORTS DIRECT.COM















6
Dorset Court






**Floor 0** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

929 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 along the High Street towards the sea front, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way, Dorset Court can be found approximately half way along on your right hand side.

