



# CHOICE PROPERTIES

*Estate Agents*

Beach Hut, 7 South Promenade  
Seaholme Road,

Reduced To £17,500



Choice Properties are delighted to bring to the market this spacious beach chalet on the South Promenade in Mablethorpe; conveniently located close to the café, toilets and parking and overlooking Mablethorpe's award winning blue flag beach and the sea. Early viewing is advised.

The well maintained beach chalet benefits from a convenient location along the South Promenade in Mablethorpe as well as a water supply to the chalet and corresponding drainage.

### **Beach Chalet**

The internal area of the chalet has been well maintained, and is very much ready for use this summer season, featuring uPVC cladding to the walls, built in storage with worktop over, stainless steel sink with mixer tap, cold water supply and drainage, and double opening doors to both front and rear aspect.

### **Additional Information**

Rates and a licence fee are payable to East Lindsey District Council. This is approximately £150.00 per annum. The beach chalet sits in an ideal location, only a few doors up from the popular 'Coral Cafe' and the neighbouring toilet block.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

### **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 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.

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

From our Mablethorpe office head south along Victoria Road (A52) in the direction of Sutton on Sea, after you pass the Eagle Hotel the road veers left and you can see the pullover onto the beach in front of you. Beach chalet no. 7 is located to your right.

