CHOICE PROPERTIES

Estate Agents

Seaholme Chalet Park Seaholme Road, Mablethorpe, LN12 2AP

Price £45,000

Choice Properties are delighted to bring to the market this superbly presented and extensively refurbished two bedroom detached chalet which comes with parking and is also sold fully furnished. The property is located in a fantastic position which is only moments from the beach and close to the town centre.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The stylish and well maintained internal accommodation comprises:

Reception Room
13'10" x 11'11"
Spacious reception room, laminate flooring, cupboard housing wall mounted combination boiler.

Kitchen
5'1" x 6'2"
Fitted with a range of modern wall and base units with worktops over, one bowl Belfast sink unit with mixer tap, four ring electric hob with extractor over, breakfast bar.

Bedroom 1
11'0" x 7'11"
Double bedroom with storage wardrobes.

Bedroom 2
7'10" x 7'1"
Double bedroom with storage wardrobes.

Shower Room
5'1" x 4'7"
Stylish three piece suite comprising shower cubicle with 'Triton' electric shower over, pedestal wash hand basin, close coupled wc, part tiling to the walls.

Outside
To the front of the property is a patio area overlooking attractive communal green areas. To the rear of the property is a storage container.

Tenure
Leasehold.

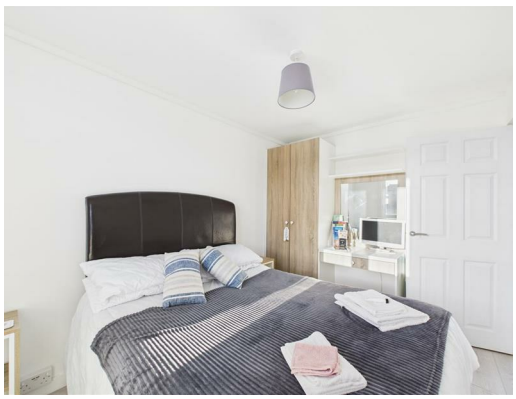
Opening Hours
Opening hours - Mon-Fri 9am-5pm, Saturday 9am-3pm.

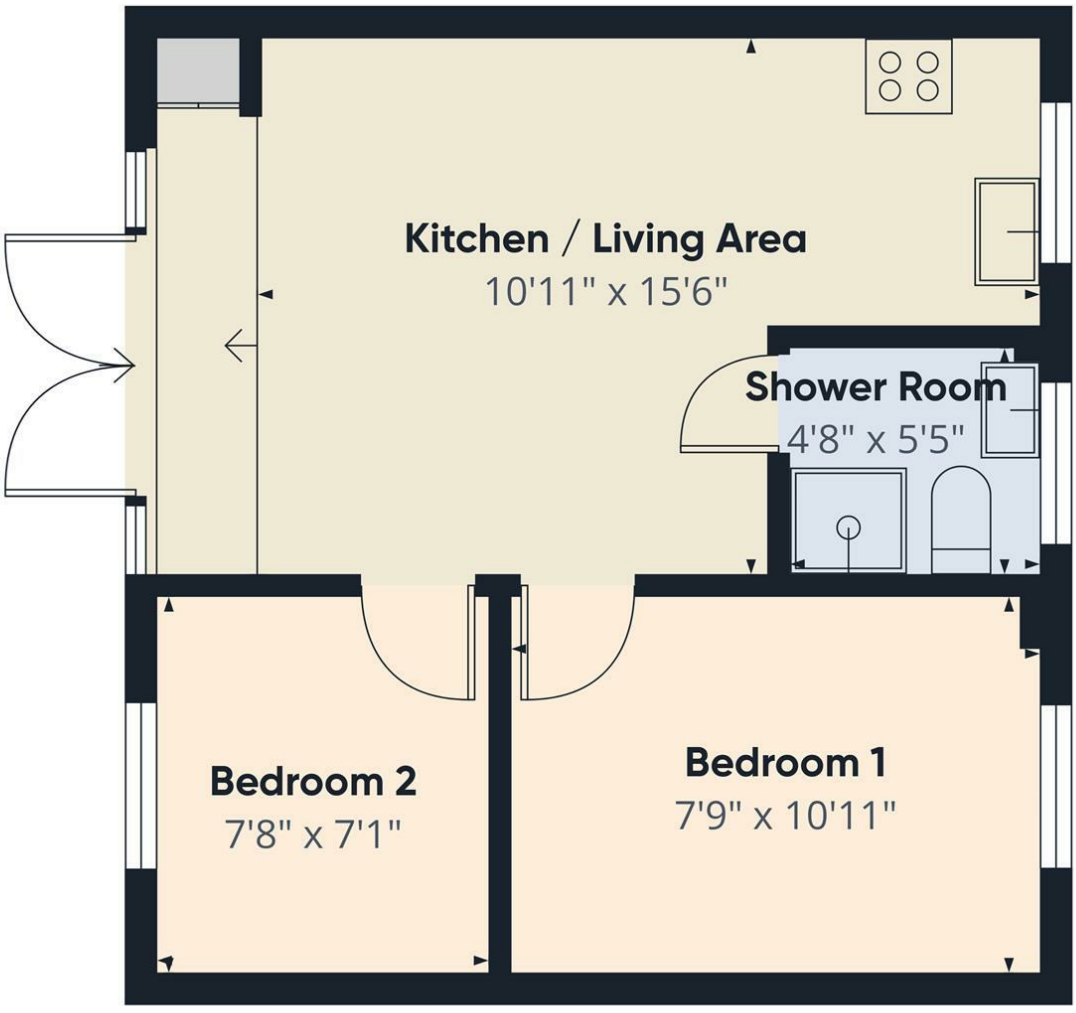
Viewing arrangements
By appointment through Choice Properties on 01507 472016.

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.

Welcome to
Mablethorpe.





Approximate total area(1)

337 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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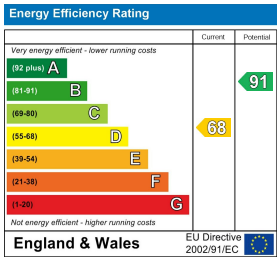
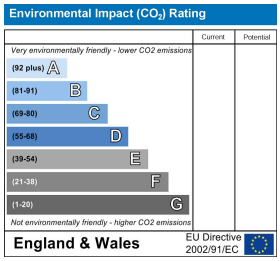
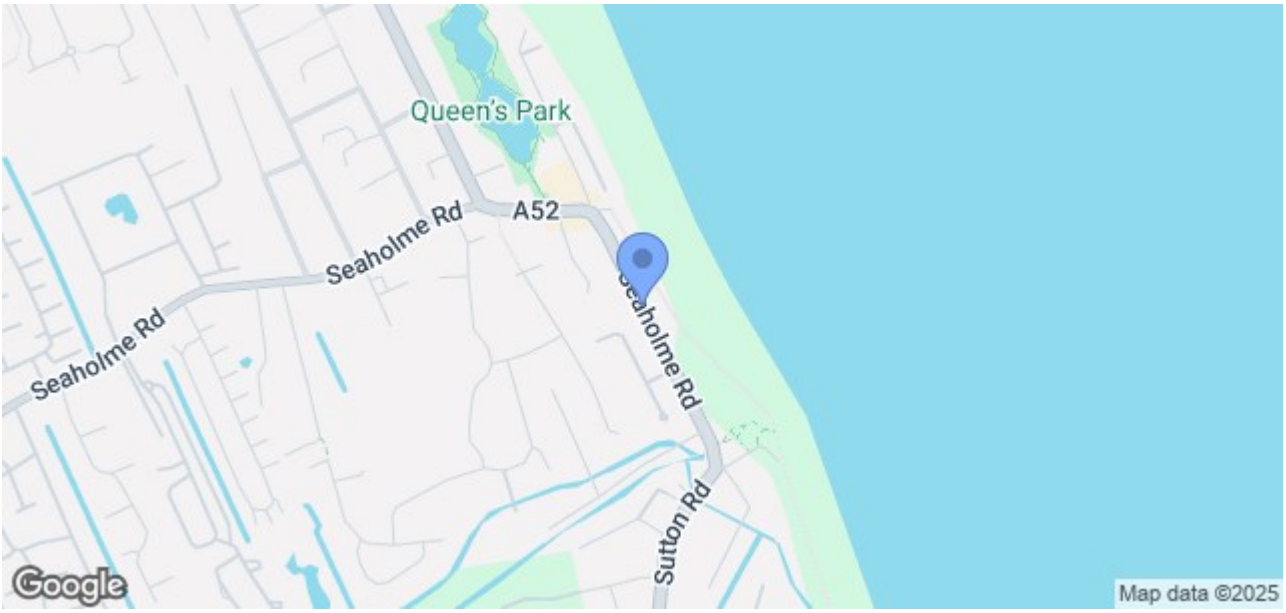
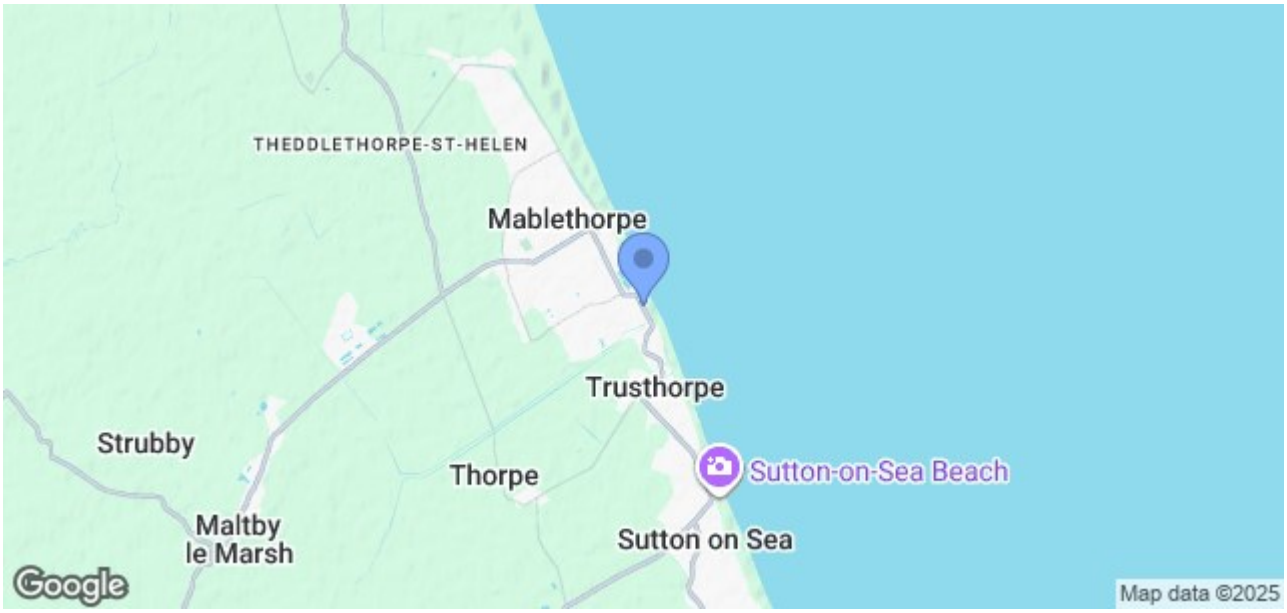
Directions

From our office head south along Victoria Road, at the Eagle Hotel keep left onto Seaholme Road, the entrance to Seaholme Chalet Park can be found a short way along on your right hand side.