



# CHOICE PROPERTIES

*Estate Agents*

18 Seaholme Chalet Park Seaholme  
Road,

Price £40,000



Choice Properties are delighted to offer for sale this ideally located two bedroom detached chalet, occupying a pleasant position on the sought after Seaholme Chalet Park, just a stones throw from Mablethorpe's award winning golden sandy beaches. With the added benefit of off road parking and offered with no onward chain, early viewing is certainly advised!

Benefitting from uPVC double glazing, the internal accommodation comprises:

#### **Entrance**

Double opening uPVC entrance doors.

#### **Reception Room**

Light and airy reception room. Open plan with:

#### **Kitchen**

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, integrated oven and four ring induction hob, wall mounted electric consumer unit. Part tiled walls. Tiled flooring.

#### **Bedroom 1**

Double bedroom.

#### **Bedroom 2**

Double bedroom.

#### **Shower Room**

Fitted with a three piece suite comprising walk-in shower enclosure with electric shower, wc and hand wash basin.

#### **Tenure**

Leasehold.

#### **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](http://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**

By appointment through Choice Properties on 01507 472016.

#### **Opening Hours**

Monday - Friday: 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 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.





Approximate total area<sup>m</sup>  
348 ft<sup>2</sup>

(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.

