



# CHOICE PROPERTIES

*Estate Agents*

Beach Chalet 47, Queens Park  
Promenade Queens Park Close,  
Price £25,000



Choice Properties are delighted to offer for sale this attractive and well maintained beach chalet which is located in a fantastic position on Queens Park Promenade and overlooking beautiful views of the sea. Viewing is highly advised.

This beautiful beach chalet is located within easy reach of local shops and amenities.

### **Location**

The Chalet is located in an excellent position overlooking the beach to the front and queens park to the rear. It also benefits from having a café, parking and public toilets within easy reach.

### **Outgoings**

Annual administration charge is approximately £200 plus VAT (£240).

### **Tenure**

We understand this property to be leasehold. A lease term of 20 years was taken out on and included the 10th August 2018.

### **Viewing arrangements**

Viewing 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.

### **Local authority**

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

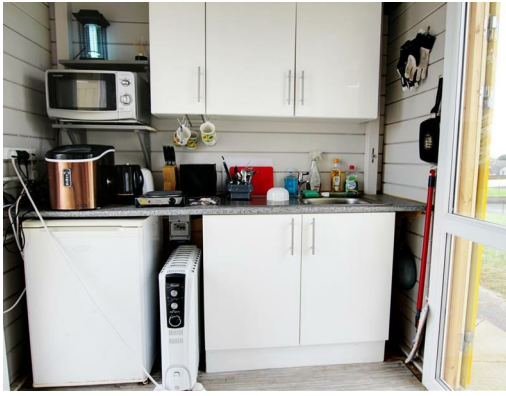
Lincolnshire,

LN9 6PH

Tel. No. 01507 601 111

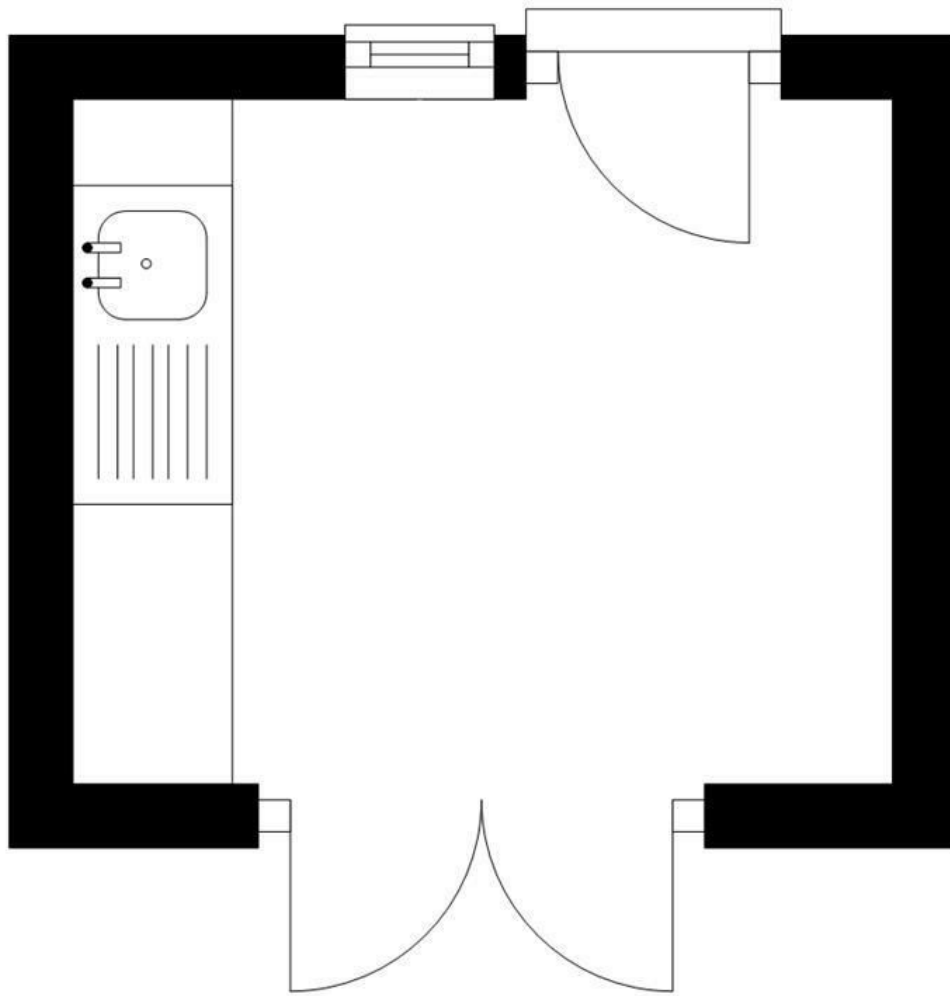
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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. 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.



# Beach Chalet

Approx. 5.5 sq. metres (59.5 sq. feet)



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# Directions

From our office head south along Victoria Road (A52) and then turn left into The Boulevard, Parking can be found on your right hand side and steps lead up to Queens Park Promenade.

