



# CHOICE PROPERTIES

## *Estate Agents*

89A & 89B Victoria Road,  
Mablethorpe, LN12 2AF

Fixed Asking Price £250,000



Choice Properties are excited to offer for sale this mixed use building, consisting of two residential flats, one sizeable two bedroom and one a three bedroom, and two commercial facilities, with the option to take the property on with numerous tenants in situ. The property presents an ideal investment opportunity for any prospective buyer, and so early viewing is advised to appreciate the vast scale of property on offer.

## The deceptively sizeable building consists of:-

### Entrance Lobby (Commercial Premises 1)

9'10" x 8'08"

### Main Area (Commercial Premises 1)

17'07" x 20'03" extending to 16'03" x 12'10"

### Kitchen Area (Commercial Premises 1)

12'07" x 11'08"

### Office 1 (Commercial Premises 1)

9'09" x 9'11"

### Office 2 (Commercial Premises 1)

8'11" x 5'09"

### WC (Commercial Premises 1)

4'00" x 4'02" extending to 3'08" x 7'04"

### Communal Entrance Hall

10'07" x 6'04"

Front door leading into the mains communal entrance hall with tiled flooring, stairs to the first floor with the two flats and doors to:

### Store Room/Office 1

10'00" x 8'09"

Space that can be utilised as storage or a potential further investment to let out.

### Store Room/Office 2

8'05" x 8'04"

A similar space for Room/Office 1 with further potential access being available from the downstairs commercial space if required.

### Communal Landing

8'02" x 3'00"

Housing the wall mounted consumer unit, with loft access and doors to Flats 1 and 2.

### Reception Room (Flat 1)

14'10" x 20'02"

With laminate flooring and doors to:

### Bedroom 1 (Flat 1)

12'10" x 10'07"

Double bedroom.

### Bedroom 2 (Flat 1)

12'11" x 9'04"

Double bedroom.

### Dining Room/Bedroom 3 (Flat 1)

12'11" x 15'06"

With dual aspect windows and a telephone point.

### Kitchen (Flat 1)

8'09" x 10'01"

Fitted with base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with extractor hood over, space for a freestanding fridge/freezer, tiled flooring and tiled walls.

### Shower Room (Flat 1)

2'09" x 9'11"

Fitted with a three piece suite comprising of a corner shower cubicle with electric 'Triton T80' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, heated towel rail, tiled flooring and tiled walls.

### Hallway (Flat 2)

24'01" x 4'01"

With laminate flooring, loft access and doors to:

### Reception Room (Flat 2)

19'09" x 18'10"

Generously sized living accommodation with laminate flooring, a TV aerial and double internal doors through to the:

### Kitchen/Dining Room (Flat 2)

15'03" x 18'11"

Fitted with a range of units with worktop over, two and a half bowl stainless steel sink with mixer tap, space for a freestanding Range style cooker with extractor hood over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, ample space for a dining table, tiled flooring, dual aspect windows with a view towards the sea front, partly tiled walls and the kitchen/dining room also houses the wall mounted 'Vaillant' combination boiler; supplying both the central heating and hot water systems.

### **Rear Storage/Fire Escape (Flat 2)**

7'06" x 4'00"

Ample space for shelving and storage and a rear fire escape door to the rear of the building.

### **Bedroom 1 (Flat 2)**

15'04" x 12'03"

Remarkably spacious double bedroom with dual aspect windows, a TV aerial and fitted feature fireplace.

### **Bedroom 2 (Flat 2)**

6'10" x 12'03"

Double bedroom.

### **Bathroom (Flat 2)**

5'03" x 4'08" extending to 8'04" x 7'00"

Fitted with a four piece suite comprising a shower cubicle with mains fed shower head over, double ended roll top bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps, WC with cistern lever, tiled flooring, heated towel rail and partly tiled walls.

### **Communal Shower Room**

6'11" x 4'10"

Fitted with a three piece suite comprising a corner shower cubicle with electric 'Triton T80' shower over, hand wash basin with mixer tap and WC with dual flush button.

### **Communal WC**

3'07" x 6'11"

### **Commercial Facility 2**

To the rear of the property is the second commercial facility, which is currently let to a storage container business. The area consisted of an fenced and enclosed space for storage, as well as a roller shutter door enclosing a further storage area.

### **Driveway**

Paved driveway providing off road parking.

### **Gardens**

The property is fronted by a low levelled bricked wall enclosing a garden, mostly paved for ease of maintenance. The garden does feature an array of well established plants and shrubs as well as a feature fish pond, which is currently used as a large planter bed.

### **Tenure**

Freehold.

### **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.

### **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:

Commercial Facility 1 - N/A

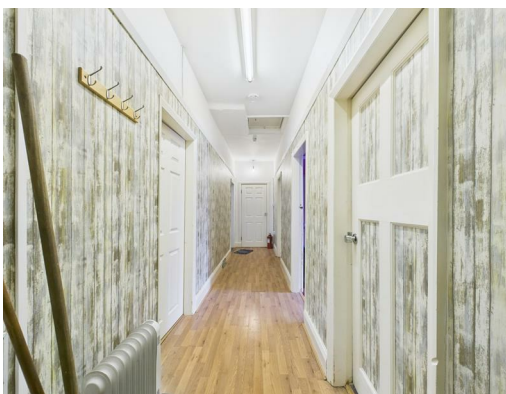
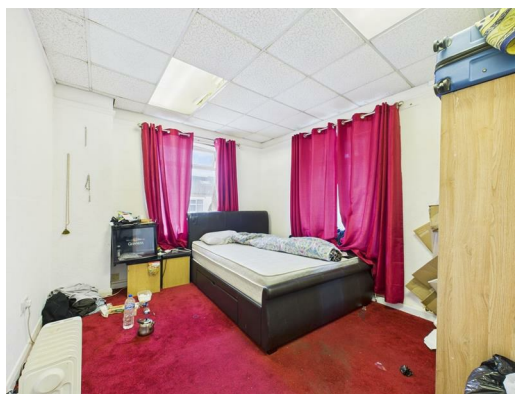
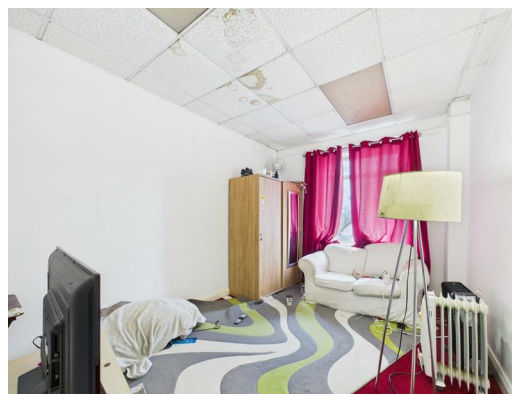
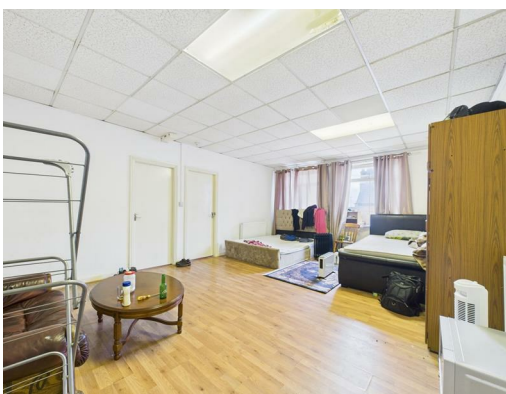
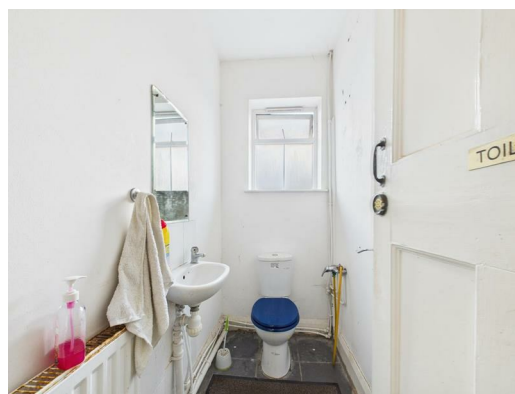
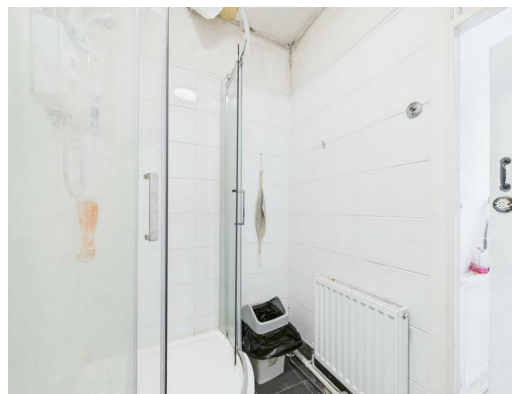
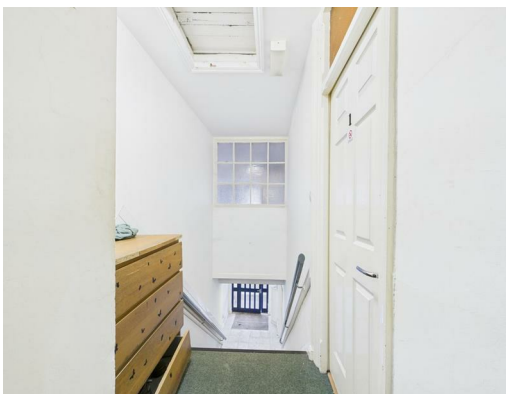
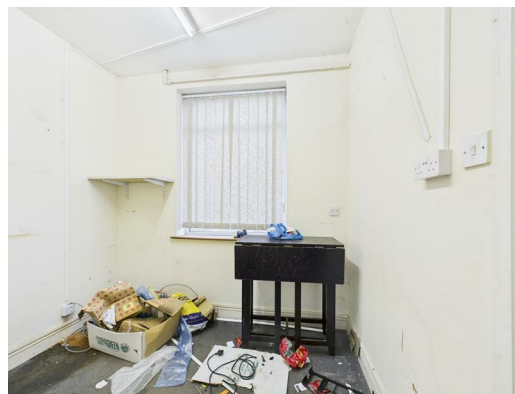
Commercial Facility 2 - N/A

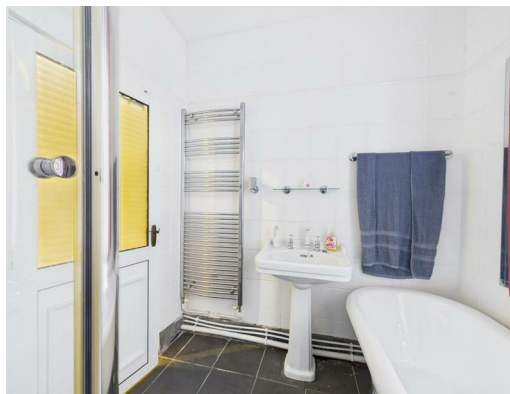
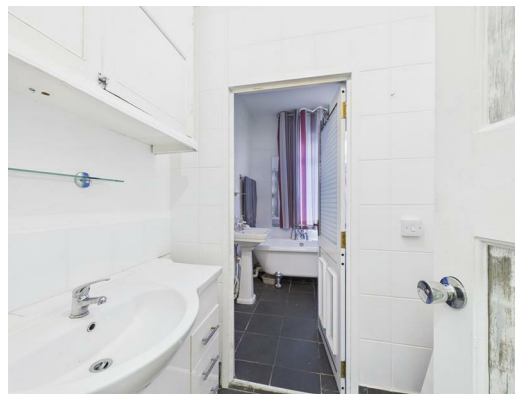
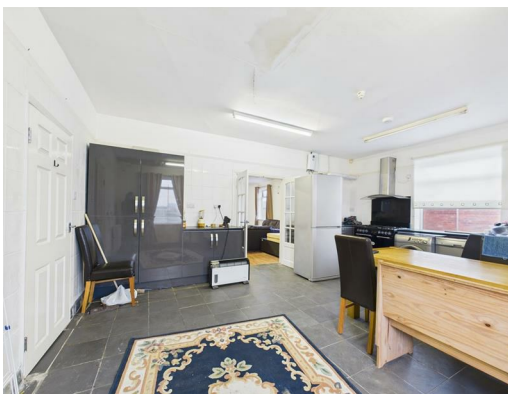
Flat 1 - A

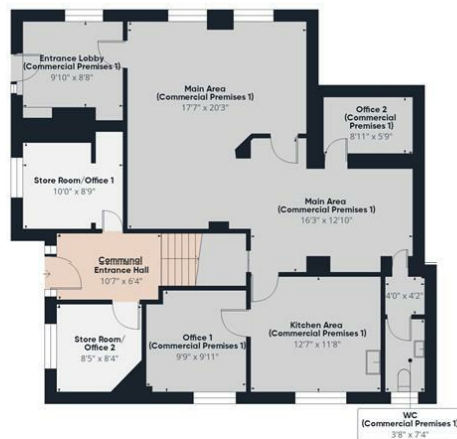
Flat 2 - A

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.









Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
3331 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 Mablethorpe office head along Victoria Road towards The Eagle Hotel. Number 89A & 89B can be found about half way down on your left hand side; just before the turning for The Boulevard.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   |                         |           | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

