CHOICE PROPERTIES

Estate Agents

28 Seahaven Springs Seaholme Road, Mablethorpe, LN12 2QS

Reduced To £119,950



It is a pleasure for Choice Properties to bring to the market this generously proportioned two bedroom detached double unit park home, on the ever sought after 'Seahaven Springs Estate'. Boasting 12-months fully residential occupancy, whilst being situated only a short walk from both the beach and local amenities, the property is being offered with no onward chain and so early viewing is most certainly advised.

Benefiting from a mains gas central heating system and uPVC double glazing throughout; the well maintained accommodation comprises:-

Entrance Hall
5'05" x 3'02"
Front uPVC door leading into the entrance hall with doors to:

Inner Hallway
3'03" x 13'00"
With a built in airing cupboard, housing the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems, two built in storage cupboards and doors to:

Reception Room
9'07" x 10'04"
Benefiting from double aspect windows and newly fitted double opening ‘French’ doors to front aspect and featuring a TV aerial. Open plan design with the:

Dining Area
9'06" x 8'11"
With double aspect windows including a bow window to front aspect and providing ample space for a dining table.

Kitchen
9'06" x 8'10"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated ‘Belling’ oven, space and plumbing for a washing machine, space for a freestanding fridge/freezer and a side uPVC door.

Bedroom 1
9'05" x 9'09"
Double bedroom with a TV aerial.

Bedroom 2
9'06" x 9'07"
Double bedroom.

Shower Room
4'07" x 6'08"
Fitted in a wet room design with a mains fed shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, mermaid boarded walls, a heated towel rail and an extractor fan.

Driveway & Car Port
Providing off road parking and leading to a car port; for further undercover parking.

Garage
9'01" x 16'03"
With double opening front doors, power and lighting.

Garden
The property is fronted by a low levelled fence enclosing a garden laid with shingle for ease of maintenance, displaying a well established and vibrant shrub.

To the side of the property you will find an enclosed garden, paved with new timber fencing to the boundary. The side garden additionally features a useful composite shed; with power as well as raised planter beds. This space offers the perfect space a seating area and for outdoor dining and entertaining.

To the rear of the property you will find a garden laid with shingle again for ease of maintenance with timber fencing to the boundaries. The rear garden presents a second composite shed; again with power.

Tenure
The property is covered by the Mobile Homes Act 2013. Please contact us if you have any questions regarding this. Ground rent is paid annually to the site and covers the maintenance of the communal areas as well; payable to Springs Estates.

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.

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band - 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.



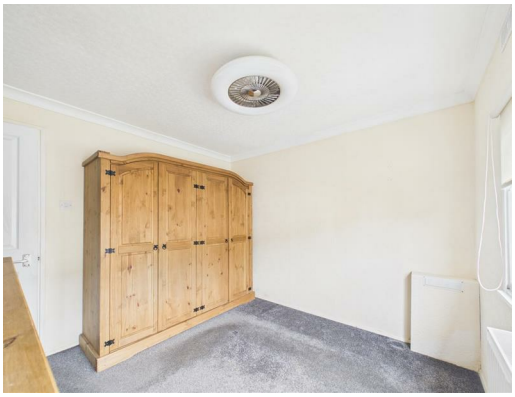










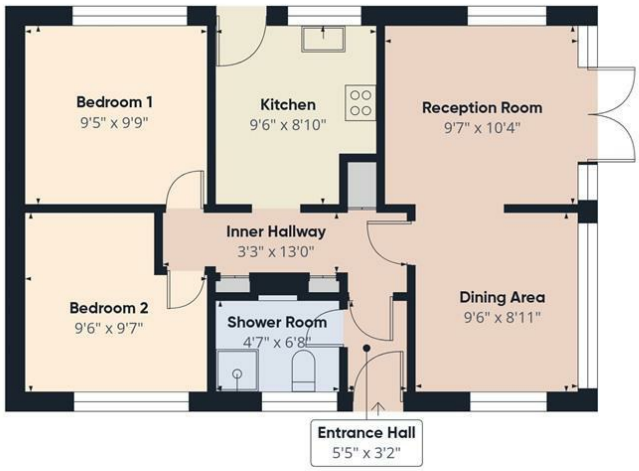










Floor 0 Building 1



Floor 0 Building 2

Approximate total area(1)

696 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 Mablethorpe office head south along Victoria Road, at the Eagle Hotel turn right onto the Seaholme Road. Seahaven Springs is the fourth turning on your left hand side (including Harlequin Drive).

