



CHOICE PROPERTIES

Estate Agents

27, Seaholme Chalet Park Seaholme
Road,
Mablethorpe, LN12 2AP

Price £41,000



Choice Properties are pleased to offer for sale this well maintained two bedroom detached chalet, on the popular 'Seaholme Chalet Park'. Offering two bedrooms internally, the chalet benefits from a full mains gas central heating system, a composite cladded exterior and the site presents a 10-month occupancy. Being located on a stones throw from the beach and a short walk to the local amenities, early viewing is most certainly advised.

Benefiting from a mains gas central heating system, the beautifully maintained accommodation comprises:-

Entrance Porch

10'11" x 2'01"

Front uPVC double opening 'French' doors leading into the entrance porch with laminate flooring and a door to the:

Reception Room

11'00" x 10'02"

Fitted with a wall mounted electric feature fire, TV aerial and provides ample space for a small dining table. Doors to:

Kitchen

6'01" x 5'04"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob, space for a freestanding fridge/freezer, tiled flooring, tiled walls and the kitchen also houses the 'Glow•worm' wall mounted combination boiler; supplying both the central heating and hot water systems.

Bedroom 1

7'09" x 10'11"

Double bedroom.

Bedroom 2

7'09" x 7'00"

Shower Room

4'06" x 5'03"

Fitted with a three piece suite comprising a shower cubicle with electric 'Triton Enrich' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring and mermaid boarding to the walls.

Gardens & Communal Parking

The property is fronted by a seating area, fully enclosed by low levelled timber picket fencing. Communal gardens which are well maintained and laid to lawn.

There is no allocated parking space; however there is ample communal car parking available across the site.

Tenure

Leasehold. A 10-year lease term extension was carried out by the current owner that runs until December 2031. Site fees are payable to Seaholme Chalet Park and are £2,000.00 per annum. Site fees are able to be paid in two halves.

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,

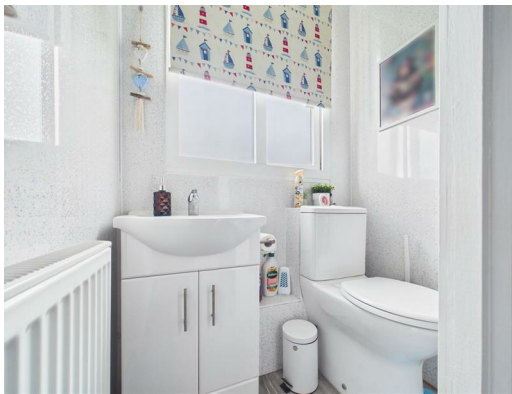
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

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

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⁽¹⁾
331 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.

GIRAFFE360



Directions

From our Mablethorpe 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.

