CHOICE PROPERTIES
Estate Agents

Beach Chalet 24, South Promenade Seaholme Road,

Reduced To £21,000

Choice Properties welcome you to this charming beach chalet located on Seaholme Road in the picturesque town of Mablethorpe. This delightful beach chalet is not just a property; it's a lifestyle opportunity waiting to be embraced.

Situated conveniently close to the toilet block and a local cafe, this beach hut offers both comfort and convenience. The extended rear patio provides the perfect spot to soak up the sun, enjoy a cup of tea, or simply unwind with a good book.

One of the standout features of this beach chalet is its wheelchair accessibility, ensuring that everyone can enjoy the beauty of the seaside. The recent renovations, including newly fitted kitchen units, add a touch of modernity to this traditional beach retreat.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The well presented chalet has been renovated throughout and comprises:

Beach chalet
Inside the chalet you will find a range of newly fitted wall and base units with worktop over, a one bowl stainless steel with cold water feed and drainer, tiled splashbacks, a gas camping stove will be included in the sale which is connected to the corresponding gas bottles stored in one of the base cupboards. Shelving has been added to utilise space for storage and double opening doors can be found to both front and rear aspect. The chalet additionally features a pull around curtain to double up as a changing area.

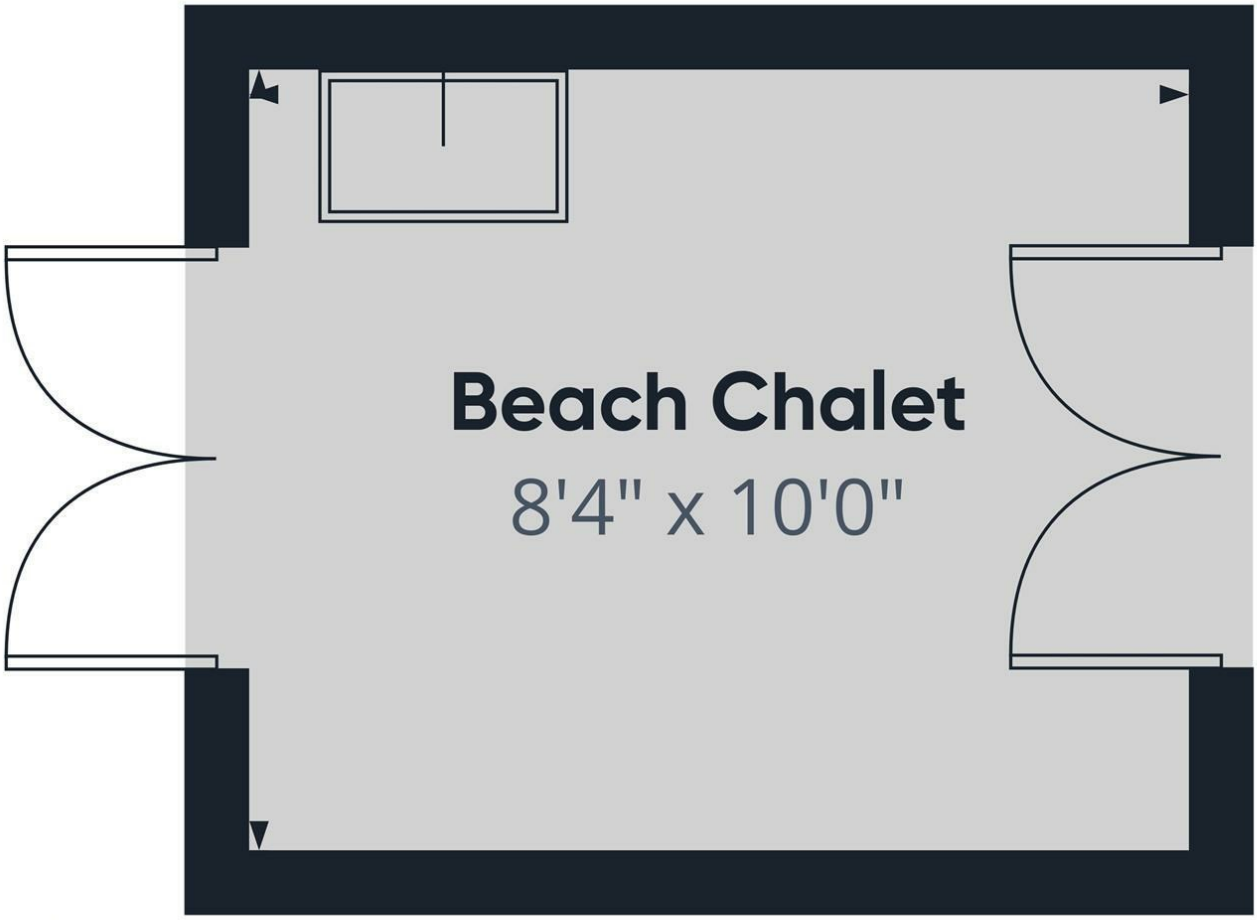
Additional information
Rates and a licence fee are payable to East Lindsey District Council. This is approximately £150.00 per annum. The beach chalet sits in an ideal location, only a few doors up from the popular 'Coral Cafe' and the neighbouring toilet block.

Viewing arrangements
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.

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]

85 ft^2

(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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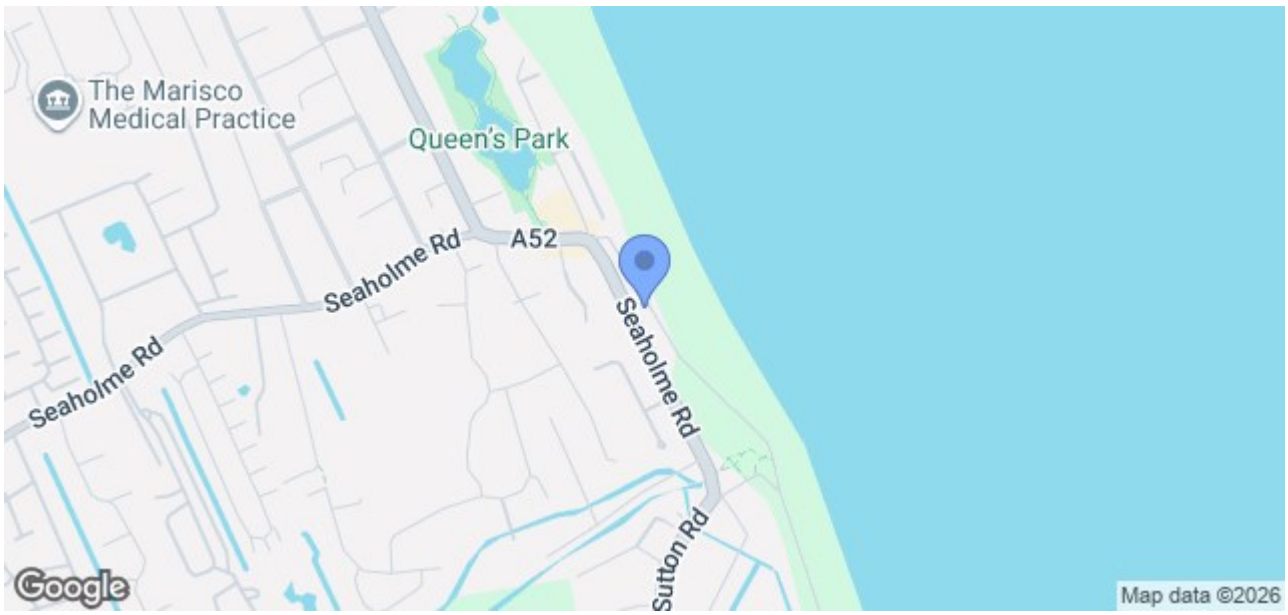
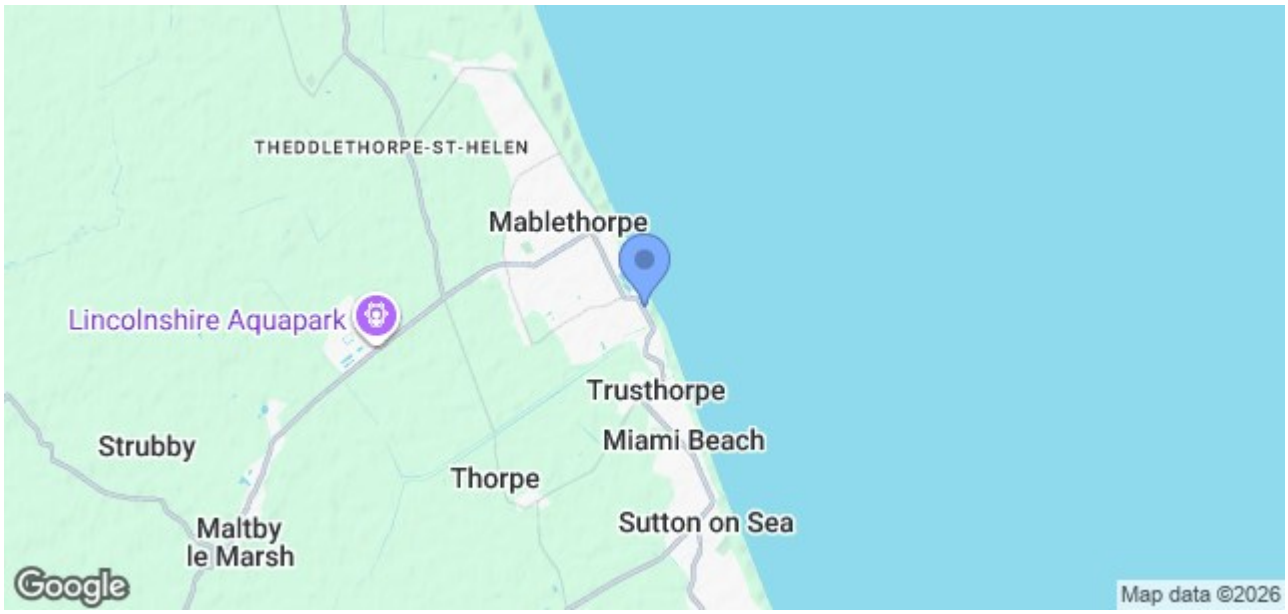
Directions

From our Mablethorpe office head south along Victoria Road (A52) in the direction of Sutton on Sea, after you pass the Eagle Hotel the road veers left and you can see the pullover onto the beach in front of you. Beach chalet no. 24 is located to your right.