



CHOICE PROPERTIES

Estate Agents

Seaholme Chalet Park Seaholme Road,
Mablethorpe, LN12 2AP

Price £39,950



It is a pleasure for Choice Properties to offer for sale this well presented two bedroom detached chalet located on the ever popular Seaholme Chalet Park. Situated just moments away from the golden sandy beaches, this impressive property offers great potential for a holiday let opportunity or second home. Early viewing is certainly advised!

Benefitting from gas central heating and uPVC double glazing, this well presented accommodation comprises:

Reception Room

uPVC entrance door. Light and airy reception room with dual aspect windows. Radiator. Two feature wall lights.

Kitchen

Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer, cooker point, space for freestanding fridge. Wall mounted combination boiler and electric consumer unit. Tiled walls and flooring. Radiator.

Shower Room

Fitted with a three piece suite comprising shower enclosure with electric shower over, hand wash basin set in vanity unit and wc. Tiled walls and flooring. Radiator.

Bedroom 1

Double bedroom. Radiator.

Bedroom 2

Radiator.

Tenure

Leasehold.

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.

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.

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.





Shower Room
5'5" x 3'9"

Approximate total area^m
349 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 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.

