



CHOICE PROPERTIES

Estate Agents

19 Sunnyside Sea Lane,
Skegness, PE25 1SA

Asking Price £134,000



Choice Properties offer you the opportunity to purchase this two bedroom park home. Ideally located in the popular Ingoldmells area giving good access to local shops, restaurants, public transport and nearby beaches. Accommodation comprising lounge / dining room, kitchen, side reception, inner hall, two bedrooms and shower room. The property also benefits from gardening surrounding the property and driveway providing off road parking space. An internal viewing is highly recommended, offered to the market chain free.

Spacious accommodation comprising :

Reception Porch

Double glazed windows to sides and front, double glazed sliding door, double glazed door to:

Kitchen

11'8 x 9'7

Double glazed window to side, double glazed door to porch, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for appliances, part tiled walls, radiator.

Inner Hallway

Built in storage cupboard, loft hatch, radiator.

Lounge / Dining Room

19'6 x 13'8

Double glazed door to front, double glazed bay window to front, double glazed window to side, electric fire, two built in storage cupboard, two radiators.

Bedroom One

9'6 x 9'6

Double glazed window to rear, built in wardrobes, radiator.

Bedroom Two

10'2 x 9'6

Double glazed French doors to rear opening to raised terrace, built in wardrobes, radiator.

Shower Room

Obscure double glazed window to side, white suite comprising low level W.C, pedestal wash hand basin with mixer tap, shower cubicle, built in storage cupboard, radiator.

Garden

Surrounding the property, lawned area, patio area, flowers and shrubs, shed.

Driveway

Providing off road parking space.

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

Opening Hours

Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements

Contact Choice Properties on 01507 462277

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^m
673 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

Please use postcode of PE25 1SA

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

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

