

1 Fifth Avenue,
Sutton on Sea, LN12 2LA
Reduced To £21,500



**** £24,950 NOW REDUCED TO £21,500 **** We offer for sale a detached chalet, WITH 52 WEEK OCCUPANCY, situated in a pleasant position on this popular site located conveniently for the beach and local amenities.

The property has the benefit of being mostly UPVC double glazed and the internal accommodation consists of:-

Double Opening UPVC 'French' doors to:

Lounge Area

12'1" x 11'8"

2 Double power points. 2 Electric storage heaters.

Kitchen

7'11" x 4'9"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer tap. Electric cooker point. Single & 3 double power points. Part tiled walls.

Bedroom

14'4" x 5'3"

Extending to 6'8". Electric storage heater. Double power point. Hot water cylinder with immersion heater.

Bathroom

5'11" x 4'6"

Extending to 6'5". Consisting of panelled bath, pedestal wash hand basin and w.c.

Tenure

Leasehold

Additional Notes

This property is fully residential 52 weeks per year.

Outgoings

To be confirmed

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
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

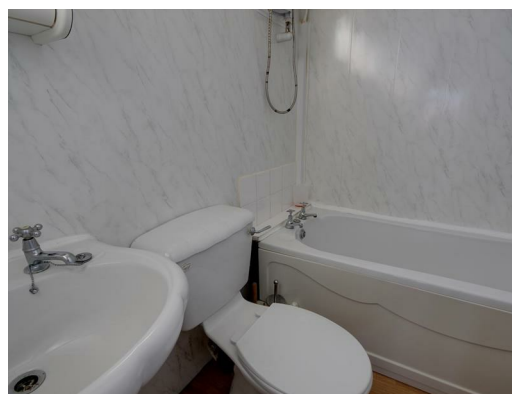
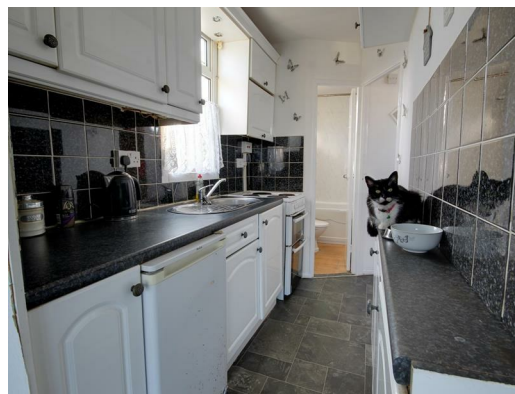
Viewing Arrangements

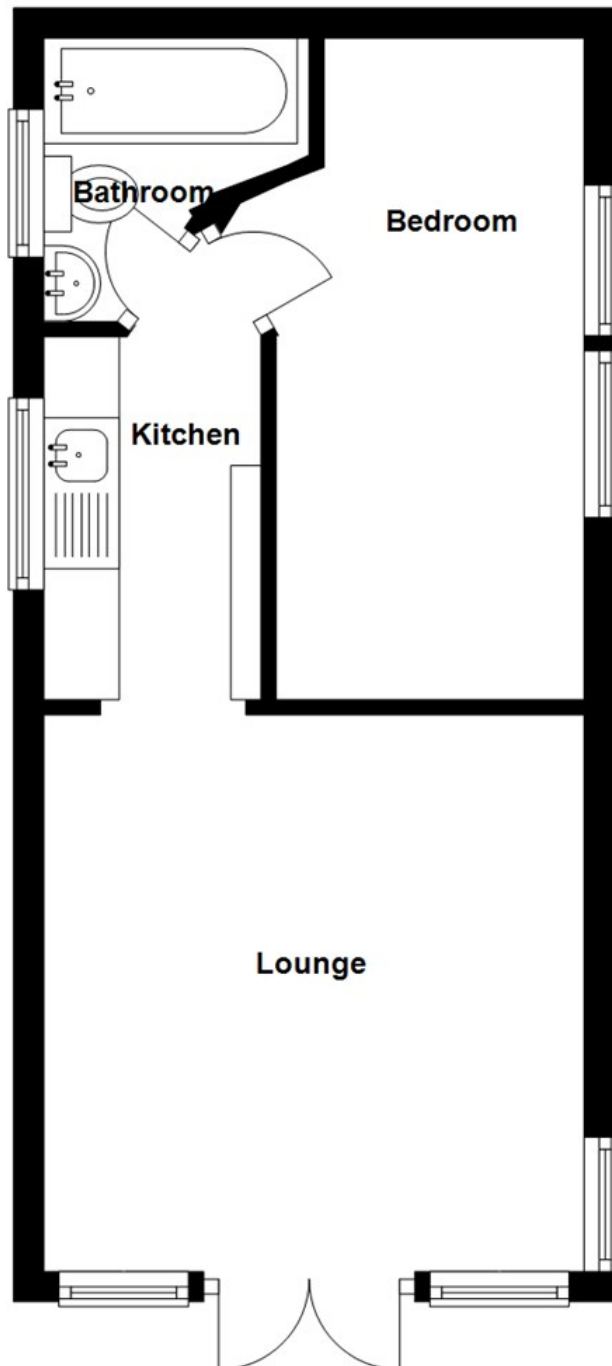
Viewing by appointment through Choice Properties on 01507 443777.

Opening Hours

Monday - Friday: 9:00am - 5:00pm
Saturday: 9.00am - 3.00pm

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.





Directions

From our Sutton On Sea office head towards the beach and follow the road around to the left onto Trusthorpe road, continue along this road towards Mablethorpe before turning right into 'Miami Beach Estate'. As you enter the site follow the road along and 1 Fifth Avenue is located about half way along on your right hand side.

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	

