

46 Chanctonbury Way,
Sutton On Sea, LN12 2JR

Price £199,950



We offer for sale this well presented and most spacious three bedroom detached bungalow. The property is located, on a good sized corner plot, in a sought after residential position convenient for the beach, village and local amenities.

This bungalow has the added advantage of Gas Fired Central Heating, Photovoltaic Solar Panels generating electricity and UPVC Double Glazed Windows & Doors. Internally the well laid out accommodation consists of:

Front UPVC Entrance Door to:

Entrance Hall

5' x 4'10"

Built in cupboards. Electric trip box.

Lounge/Diner

24'1" x 13'2"

Measurements to widest points. Feature fireplace with dual fuel stove. 2 Radiators. Double & 3 single power points. T.V. aerial point.

Inner Hallway

'L' Shaped. Radiator. Loft access. Programmer and room thermostat control for the central heating system.

Kitchen

9'11" x 8'10"

Fitted wall and base units with work surfaces over. One & half bowl stainless steel sink unit and drainer with mixer tap. Electric oven & gas hob with filter hood over. Single & 2 double power points. Plumbing for automatic washing machine. Radiator. Part tiled walls. Tiled floor.

Bedroom 1

13'8" x 10'4"

Radiator. 2 Single power points. Sliding patio doors to the rear garden.

Bedroom 2

12'11" x 10'

Radiator. 3 Single power points. Built in wardrobes, drawers and bridging unit. Cupboard housing 'Worcester' gas fired combination boiler which supplies the central heating and domestic hot water.

Bedroom 3

10' x 7'1"

Extending to 10'1". Radiator. 2 Single power points. Fitted wardrobes. Sliding patio doors to the rear garden.

Shower Room

6'6" x 8'6"

Modern fitted shower room suite consisting of shower cubicle with mains mixer, hand basin set in vanity unit incorporating w.c. with concealed cistern. Tiled floor. Part tiled walls. Radiator.

Outside

The property is situated on a good sized corner plot, the gardens to the front and side are laid to lawn. To the side of the property is gated access leading to the enclosed rear garden. This has a large block paved patio which leads to a further enclosed garden that is mostly laid to lawn and set with plants and shrubs.

Drieway

Providing ample parking space.

Garage

16' x 8'5"

With up & over door. Power & lighting. Attached to the side is an external W.C.

Tenure

Freehold

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 C

Opening Hours

Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

Viewing Arrangements

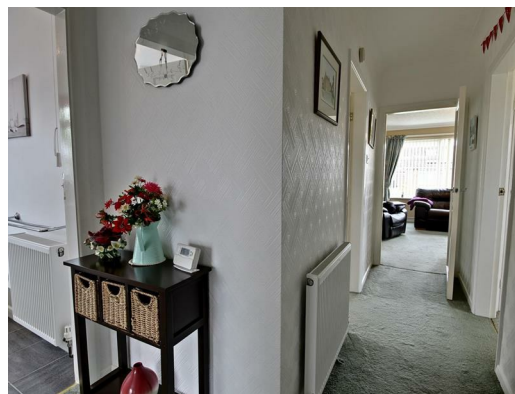
Viewing by appointment through Choice Properties, 34 High Street, Sutton on Sea, LN12 2HB on 01507 443777

Making an offer

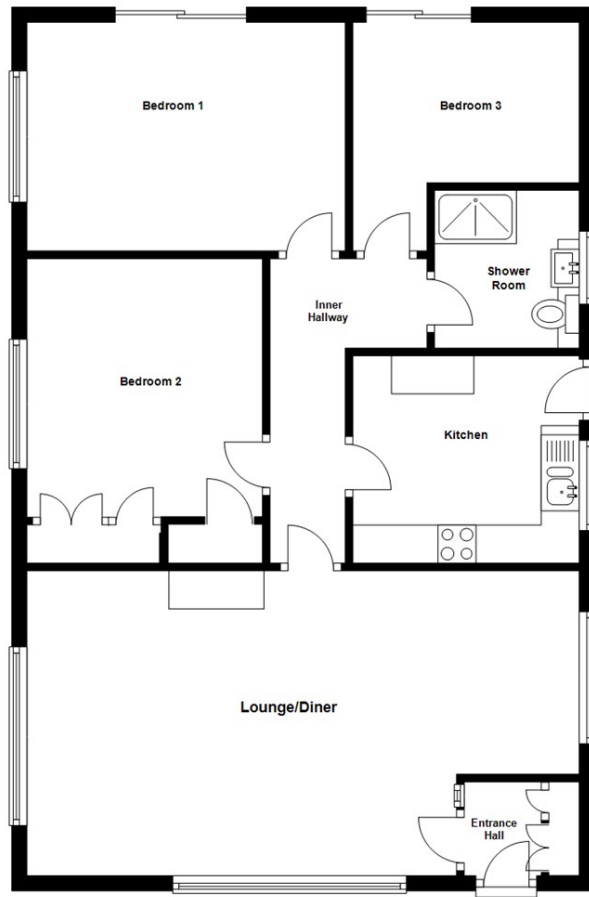
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.







Directions

From our office head left towards the Sea Front, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way. Number 46 can be found on the corner.

