



# CHOICE PROPERTIES

*Estate Agents*

P13 Mablethorpe Chalet Park Links  
Avenue,

Reduced To £40,000



Choice Properties are delighted to bring to the market this fantastic two bedroom fully residential detached chalet which is offered with onward chain. This stunning property has recently undergone renovation and is presented in an exceptional condition as well as being within close proximity to the local amenities and the beach. Early viewing is recommended to avoid missing out on this great opportunity!

Featuring a bar/restaurant, children's play area, onsite parking and further facilities, the modern and immaculate accommodation comprises:

### **Reception Room**

9'5" x 11'10"

Light and airy room featuring double aspect windows, TV aerial, feature fireplace and double opening 'French' doors to the outside decking area.

### **Kitchen**

6'6" x 4'8"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with mixer tap, space for a freestanding fridge/freezer and freestanding electric cooker with four ring induction hob. There is additionally a built in storage cupboard and uPVC cladding to the ceiling.

### **Bedroom 1**

8'5" x 7'9"

Double bedroom, with built in storage up and around the headboard and TV aerial.

### **Bedroom 2**

5'6" x 6'11"

Single bedroom.

### **Shower Room**

8'11" x 3'10"

Fitted with a three piece suite comprising electric 'Triton Cara' shower, WC with dual flush button and hand wash basin with mixer tap built into vanity unit. Inset spot lighting, laminate flooring and uPVC cladding to the ceiling.

### **Outside**

Well presented outside space, including an outside storage area, outside tap and decking area; which is fitted with spot lighting set into the flooring and roof and outside power point.

### **Parking**

Communal car parking on site.

### **Tenure**

Leasehold. There is approximately 7 years left on the current lease.

### **Council tax**

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](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable for 2022/2023 is £1,278.40

### **Viewing arrangements**

By appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday to Friday 9.00 a.m to 5.00 p.m.

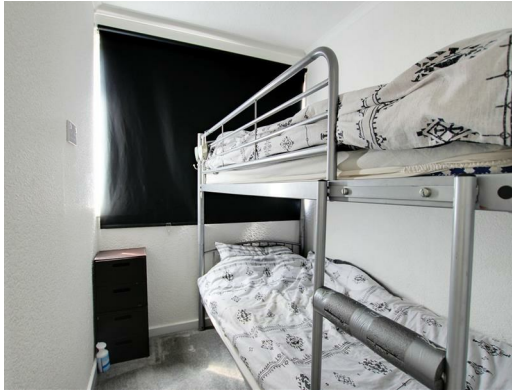
Saturday 9.00 a.m. to 3.00 p.m.

## **Making an offer**

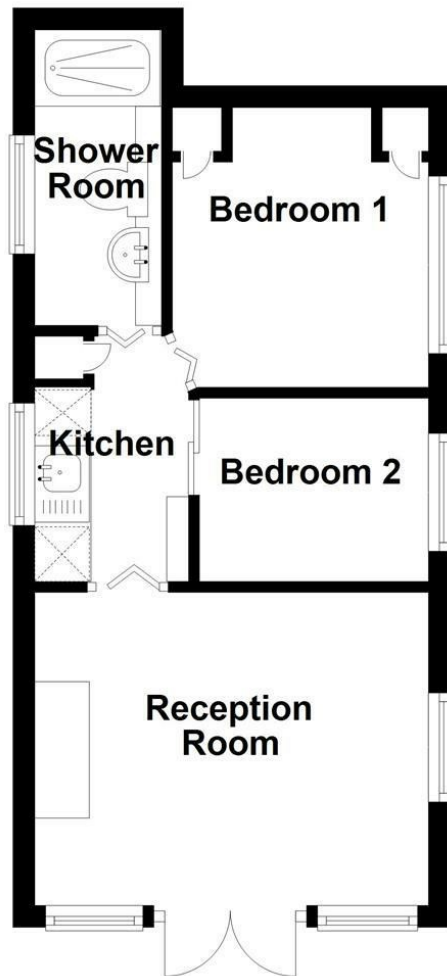
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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



## Ground Floor



# Directions

From our Mablethorpe office head to the High Street, turn right at the traffic lights onto the High Street then at the pullover turn left onto Quebec Road. Carry on past the Cinema and then take a left onto Links Avenue and Mablethorpe Chalet Park can be found at the end of the road. If you follow the appropriate signs around the park P13 will be found toward the rear right of the site.

