



# CHOICE PROPERTIES

*Estate Agents*

47 Bohemia Way Promenade  
Trusthorpe Road,

Reduced To £28,000



Choice Properties are delighted to bring to the market this most spacious, brick built beach chalet located on the Bohemia Promenade in Sutton on Sea. Benefiting from a recently fitted corrugated roof, this well maintained chalet is conveniently located close to a water pump and public toilets and is only a short walk into town for further services/amenities. Early viewing is certainly advised to avoid missing out on this special chalet!

The well maintained chalet comprises:

### **Beach Chalet**

7'5" x 9'3"

The spacious and immaculate chalet is fitted with double opening 'French' doors to the front and rear, roof storage space and the majority of the current contents can be included in the sale of the chalet if the purchaser would require.

### **Additional information**

Rates and licence are payable to the East Lindsey District Council and rates are approximately £185.00 a year. Therefore the purchase will only consist of a licence transfer and so conveyancing is not required.

### **Viewing arrangements**

By appointment through Choice Properties on 01507 443777.

### **Opening hours**

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

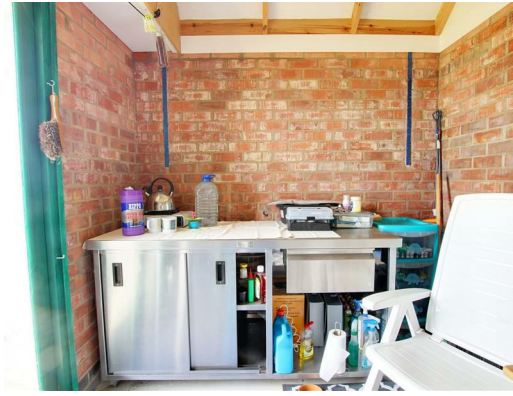
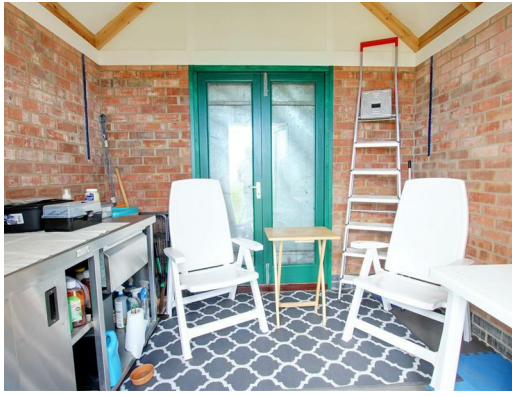
Saturday 9.00 a.m. to 3.00 p.m.

### **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.

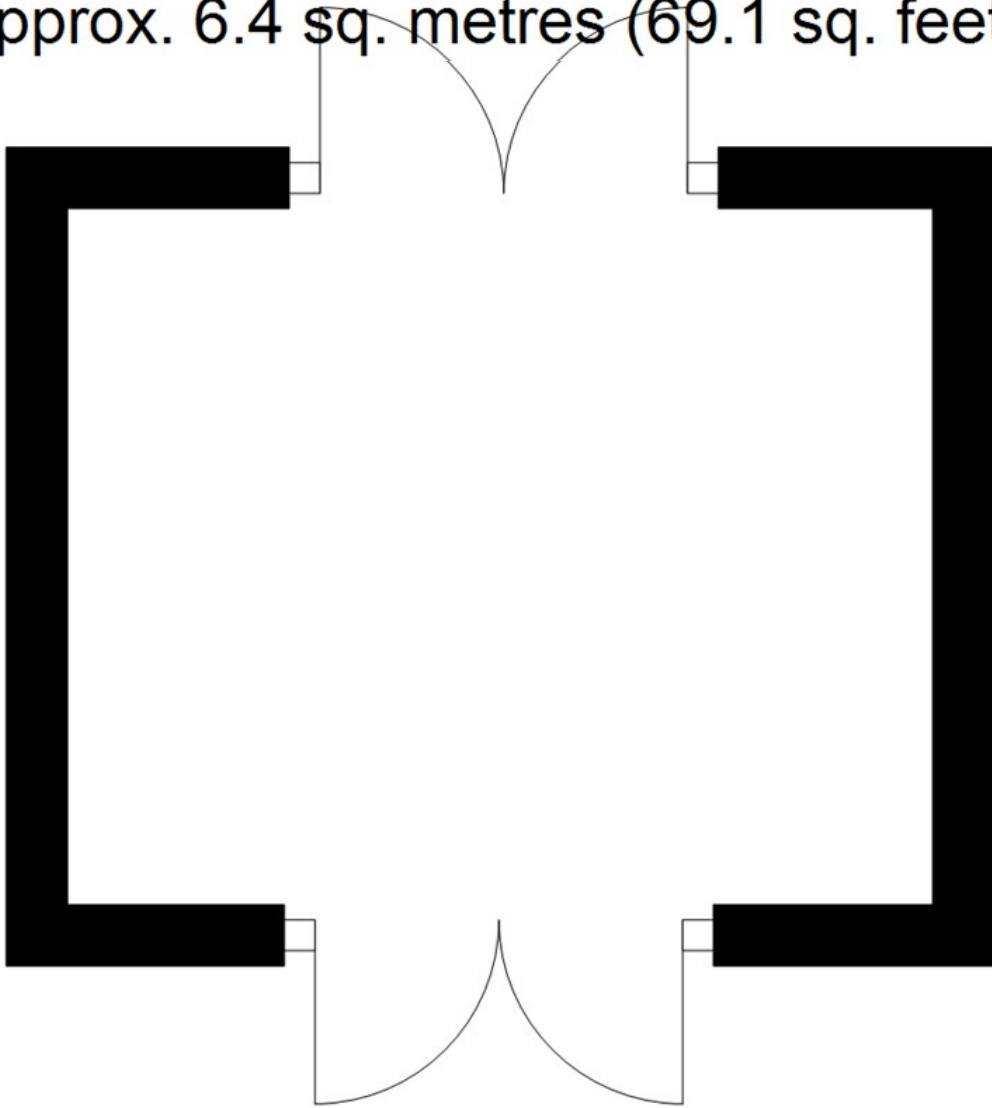
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.





# Beach Chalet

Approx. 6.4 sq. metres (69.1 sq. feet)



Area: approx. 6.4 sq. metres (69.1 sq. feet)

# Directions

At the top of the High Street in the village of Sutton-on-Sea is the main pullover. Head to the top of the pullover and turn left. Head North along the promenade in the direction of Trusthorpe and the beach hut can be found on the left hand side on Bohemia Promenade.

