



# CHOICE PROPERTIES

*Estate Agents*

12 Primrose Lane Miami Beach,  
Sutton-On-Sea, LN12 2JZ

Price £39,950



Choice Properties are delighted to bring to the market this two bedroom detached chalet located on the ever sought after site of Miami Beach, only a stones throw from the beach and within close proximity to the local amenities. Offered with no onward chain the chalet gives any prospective buyer the opportunity to put their own stamp on the property by renovating throughout. Benefiting from extra garden and storage space to the rear, this chalet is not to be missed; so early viewing is advised.

The light and bright accommodation benefits from double glazing throughout and comprises:

### **Entrance Porch**

5'1" x 11'7"

Front sliding patio doors into the entrance porch with sliding doors to the reception room.

### **Reception Room**

8'7" x 11'7"

With a TV aerial and an opening to the kitchen.

### **Kitchen**

7'7" x 4'7"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap and space for a freestanding cooker. Doors to:

### **Bedroom 1**

7'7" x 7'9"

Double bedroom.

### **Bedroom 2**

6'6" x 6'8"

### **Shower Room**

6'6" x 2'9"

Fitted with a three piece suite comprising a shower cubicle with an electric 'California Redring' shower over, pedestal hand wash basin with single hot and cold taps and a WC with cistern lever, tiled walls and a built in storage cupboard.

### **Utility Area**

3'0" x 10'8"

Utility Area accessed to the rear of the property providing plumbing for a washing machine and space for a tumble dryer.

### **Outside**

To the rear of the property you will find extra storage space housing a useful timber shed and useful metal shed with a corrugated roof, measuring approximately 10'00" x 10'00".

### **Tenure**

Leasehold. The current lease expires in 2025. The ground rent paid annually is approximately £1350.00 and this covers the extra ground to the rear of the property that the chalet benefits from.

### **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.

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

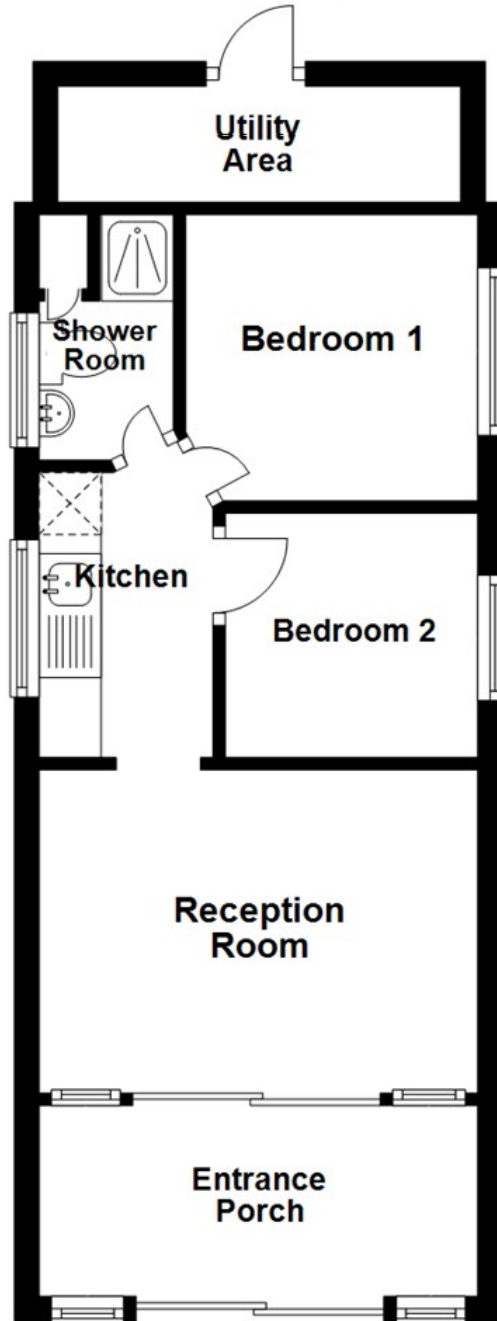
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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

Approx. 34.2 sq. metres (368.6 sq. feet)



Total area: approx. 34.2 sq. metres (368.6 sq. feet)

# 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'. Primrose Lane can be found towards the end of the site on the left hand side.

