



## Primrose Lane, Sutton on Sea,

DETACHED LEASEHOLD CHALET | LOUNGE | OPEN PLAN KITCHEN | 2 BEDROOMS | SHOWER ROOM |  
52 WEEK OCCUPANCY | POPULAR RESIDENTIAL SITE | NO UPWARD CHAIN |

**Asking Price: £24,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

turner evans stevens

## **Primrose Lane, Sutton on Sea, Lincolnshire, LN12**

Leasehold timber framed detached chalet bungalow on a small site of similar properties, close to the beach and local amenities. The current lease runs to 2025 and allows 52 week occupancy. NO UPWARD CHAIN

### **Directions**

From our Sutton on Sea office turn right into the High Street and proceed along the A52 towards Trusthorpe. Turn right opposite Old Trusthorpe Road and right into lay-by towards The Ramblers Guest House and into the Miami Beach Site. Halfway along the main drive past the club house on the right you will find Primrose lane on the left.

### **ACCOMMODATION**

Double Glazed uPVC doors to

### **INNER PORCH**

3.61m (11' 10") x 0.86m (2' 10")

Windows to front and side, sliding glazed uPVC door to

### **LOUNGE**

3.56m (11' 8") x 2.77m (9' 1")

Open plan into



**LOUNGE PIC 2**



### **KITCHEN**

Base units under roll edge worktop, tiling over, stainless steel sink, window over, doors to



### **BEDROOM 1**

2.36m (7' 9") x 2.34m (7' 8")

Window to side



### **BEDROOM 2**

2.06m (6' 9") x 1.98m (6' 6")

Window to side



## **SHOWER ROOM**

1.98m (6' 6") x 1.12m (3' 8")

Part tiled, shower tray with rail and curtain, pedestal basin, low level w.c., heated towel rail, window to side



## **OUTSIDE**

There is a large storage shed to the rear, Communal grounds and parking



## **TENURE**

Leasehold. We are informed the lease runs to 2025 and can be extended to either 2035 or 2046

## **SERVICES**

Mains electricity, water and drainage are understood to be connected, The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## **COUNCIL TAX**

Band A

## **DETAILS PREPARED**

April 2018

## **VIEWING**

By prior appointment with Hunters Turner Evans Stevens office in Sutton on Sea, tel: 01507 441166

## **OPENING HOURS**

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 12.00pm

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### **DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.