

# WILLSONS

CHARTERED SURVEYORS



## 20 Bohemia Promenade, Sutton on Sea

**Price: £8,500**

- Timber Beach Chalet
- Popular Promenade
- Superb Coastal Views
- Nearby Access Points to the Beach
- Toilet & Parking Facilities Nearby
- Internal Completion Required



**41 Victoria Road, Mablethorpe, Lincs, LN12 2AF Tel: 01507 478297 Fax: 01507 478900**

Email: [mablethorpe@willsons-property.co.uk](mailto:mablethorpe@willsons-property.co.uk) [www.willsons-property.co.uk](http://www.willsons-property.co.uk)

# 20 Bohemia Promenade, Sutton on Sea, Lincs

A detached timber beach hut fronting onto Bohemia Promenade with nearby access points onto the beach and a walk along the seafront to the centre of Sutton on Sea. Nearby toilets & parking facilities.

## Chalet 10' 0" x 7' 6" (3.05m x 2.28m)

with double opening glass panelled doors, matching side panels, double opening rear doors, internally a tall cupboard further cupboards one to incorporate a circular sink unit. Externally there is a small front veranda and a slabbed area to the rear. NB whilst the vendor has undertaken considerable structural works, condition as an inspection will reveal internally full fittings and equipment is required but it is felt that ample allowance has been made within the asking price for the purchaser to complete.



## Outgoings

A Licence Fee (£120.00 per annum) and Rates are payable to East Lindsey District Council. The vendor has advised that the Licence Fee has been paid to April 2017 and is included with the asking price. Rates will be apportioned pro rata.



## Possession

The sale of the Chalet comprises that of a chattel with no legal conveyance involved and therefore immediate possession is available and is on a first come first served basis.

## Important Notice

As the sale of a beach chalet constitutes that of a chattel, neither vendor nor the selling agent give any form of warranty towards the structural condition of the property. A prospective purchaser may therefore wish to take their own advice accordingly.



**Viewing** – care should be taken when viewing; you enter at your own risk. **Measurements** – room sizes are provided for guidance only and should not be relied upon. **Services etc** – we have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property Condition** – nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** – only items described in these particulars are intended for inclusion in the price. **General** – these details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.