



CHOICE PROPERTIES

Estate Agents

6 Dorset Court,
Sutton-On-Sea, LN12 2TQ

Price £325,000



Choice Properties are delighted to offer for sale this modern style most spacious and well presented three bedroom detached bungalow, located in a quiet residential position in the sought after town of Sutton-on-Sea and only a short walk from the local amenities and beaches. Early Viewing Advised.

Entrance Hall

uPVC front door leading into the hall which provides access to the loft; fitted with lighting.

Hallway

Leading to;

Living Room

Spacious living room benefiting from double aspect windows one being a bay window to front aspect, an electric feature fireplace with the option of a gas supply, a TV aerial and wall mounted thermostat controls.

Kitchen

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring gas hob with extractor hood over, single built in electric oven, space for a freestanding fridge/freezer and dishwasher and part tiling to the walls.

Utility Room

Providing space for a tumble dryer and plumbing for a washing machine with worktop over, fitted with a range of wall units and a uPVC door to side aspect. The utility room also houses the wall mounted combination boiler; supplying both the central heating and hot water systems.

Bedroom 1

Spacious double bedroom with a TV aerial, a built in double wardrobe.

Bedroom 2

Double bedroom with a built in double wardrobe, window to rear aspect and a TV aerial.

Bedroom 3/ Dining Room

Spacious bedroom with a TV aerial and picture window to rear aspect.

Bathroom

Fitted with a four piece suite comprising a bath tub with single hot and cold taps, shower cubicle with a mains fed shower over, hand wash basin with single hot and cold taps and WC, part tiled walls and an extractor fan. NEW SUITE BEING FITTED OCTOBER 2026 (removing the bath)

W.C

Fitted with a WC and hand wash basin with single hot and cold taps.

Summer House

Only a few months old summer house allowing garden seating. Power connected

Garden

The property is fronted by a lawned garden enclosed by timber fencing. To the rear of the property you will find a privately enclosed garden, again laid to lawn with timber fencing to the boundaries. The rear garden additionally features a paved patio area and a useful timber shed. Also included is a new summer house. Gated paths both sides leading to the front.

Driveway

To the front of property you will find a newly laid (2024) resin driveway including paths to the front and both sides.

Garage

16'1" x 7'11"

With an up and over door and power and lighting.

Tenure

Freehold.

Opening Hours

Monday - Friday: 9:00am - 5:00pm

Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777.

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.

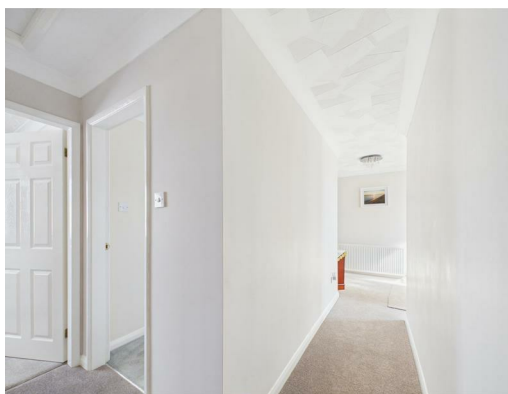
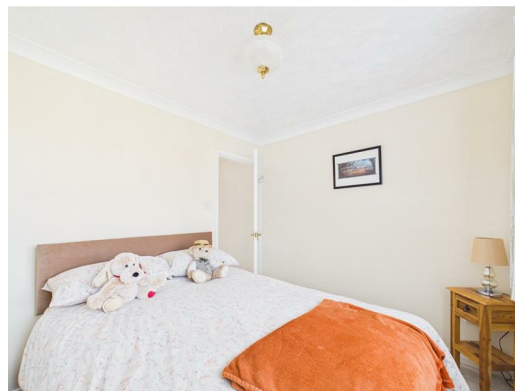
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

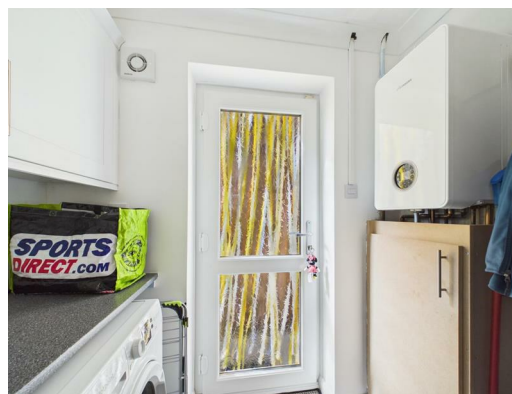
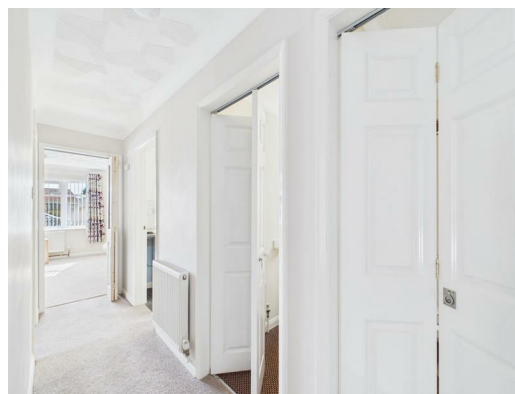
Council Tax Band

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

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

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area^m
929 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

From our Sutton on Sea office head along the High Street towards the sea front, take your 1st right onto York Road (just before the pullover onto the beach) Then take your 2nd right into Hillside Avenue. From here take your second right onto Chanctonbury Way, Dorset Court can be found approximately half way along on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

