



Station Road
Sutton-on-Sea
Mablethorpe
Lincolnshire
LN12 2HN

Offers in Excess of £146,000

bettermove

Station Road Mablethorpe

Bettermove are proud to present this 2 bedroom ground floor flat in Sutton-on-Sea available with no forward chain. This property was renovated throughout in 2023 to a very good standard.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is A.

The interior of this well presented property comprises a spacious living room, the fitted kitchen, two double bedrooms and the bathroom on the ground floor of the building. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Sutton-on-Sea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A16 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

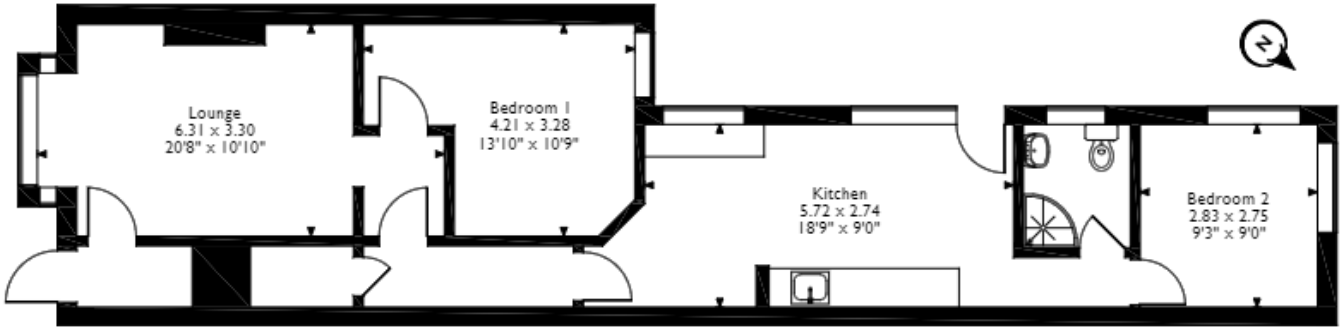
Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.

This allows you rights to purchase within a given timeframe (typically 8-12 weeks) which gives you time to prepare funding, surveys, and searches.

Speak to one of our sales team about our Exclusivity Deposits today to find out more...



Station Road, Sutton-on-Sea, Mablethorpe, Lincolnshire
 Approximate Gross Internal Area
 69 Sq M/743 Sq Ft



Ground Floor Apartment

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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