



7, Victoria Road, Sutton-On-Sea

£120,000



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SINCE 1842

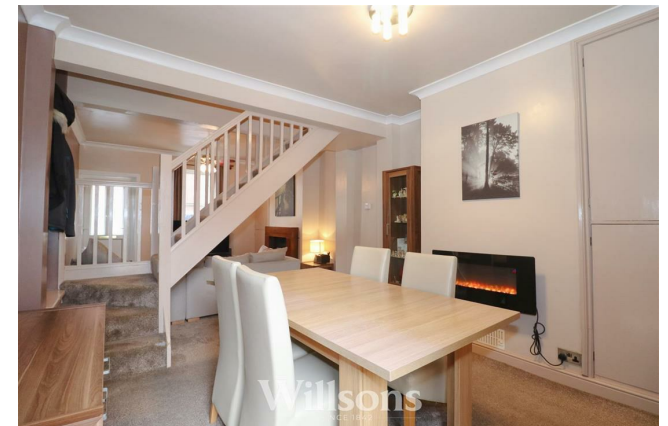
7, Victoria Road,
Sutton-On-Sea, Mablethorpe,
Lincolnshire, LN12 2HG

"AGENT'S COMMENTS"

Located within a few moments from main high street and less than 500m to the beautiful beach and promenade of Sutton-On-Sea, this nicely presented mid-terrace traditional town house offers two well proportioned bedrooms, recently modernised family bathroom, an open-plan living dining room, wrap-around galley kitchen with integrated appliances and with a further utility space offered in the attached traditional outbuilding. Benefitting from a low maintenance, fully block paved rear courtyard garden with recent fencing and a substantial hand-crafted garden shed, uPVC double glazing, electric heating and readily available on-street parking, this cul-de-sac location is within moments from the amenities of the town and an enviable walking distance from the sea.

LOCATION

Sutton-on-Sea with its sandy beaches is situated on the east Lincolnshire Coast. There are a range of facilities including primary school, doctor's surgery, range of shops & businesses being mainly local, along with a variety of eateries and takeaways. Only 3 miles from Mablethorpe and 6 miles to Alford, both of which offer amenities including doctor's surgeries and primary schools, Alford being home to secondary schools including a Grammar school. Both towns offer a variety of shops and eateries, along with weekly street markets. Mablethorpe offers a typical UK seaside town experience including amusements, a cinema, leisure centre and several supermarkets. Alford, sitting at the foot of the Lincolnshire Wolds, hosts regular craft markets, has a pharmacy, butchers and various small supermarkets.



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Living Dining Room

23'11" x 10'2" (7.3m x 3.1m)

With two chimney breast walls, one with gas fire, hearth and mantle with full height storage to one side also housing electric and gas meters, the second chimney breast wall also with full height fitted storage with shelving, central open plan staircase, carpeted flooring and external uPVC door and window to the front of the property and external door to the rear courtyard garden.

Kitchen

9'2" x 6'6" (2.8m x 2.0m)

Wrap around galley style kitchen with integrated cooker and gas hob with stainless splashback and illuminated extractor over, sink with mixer tap and draining board, space and plumbing for washing machine, space for full height free-standing fridge freezer, integrated wine rack, worktop with corresponding upstands, plinth level electric blown air heater, tiled flooring and window to the rear courtyard.

Landing

2'7" x 2'7" (0.8m x 0.8m)

Split level landing with carpeted flooring.

Bedroom One

12'1" x 10'2" (3.7m x 3.1m)

With central chimney breast wall, carpeted flooring, ceiling fan light cluster and window to the front of the property.

Internal Hallway

10'2" x 2'11" max (3.1m x 0.9m max)

With chimney breast wall, electric wall mounted heater and carpeted flooring.

Bedroom Two

10'2" x 8'6" (3.1m x 2.6m)

With full height overhead over stairs storage cupboard (1.1m x 0.8m) also with loft hatch, high level window with obscure glazing to the hallway and window with views over the rear courtyard garden.

Bathroom

9'2" x 6'6" (2.8m x 2.0m)

Comprising bath with individual taps a mixer shower over with glazed bi-fold shower screen, wash basin and WC combination vanity unit, wall mounted hot water boiler, electric chrome towel radiator, carpeted flooring, uPVC wall-boarding, mid-level vaulted ceiling and window with obscure glazing.

Courtyard Garden

Rear courtyard garden, offering a nicely presented low maintenance block paved outside space with external tap, 2025 hand built wooden shed (2.3m x 1.2m) with double doors and boundaries of recent fencing and walling. There is a pedestrian gate to either side offering a pedestrian right of access in favour of the adjacent properties.

Traditional Attached Outbuilding

5'10" x 5'2" (1.8m x 1.6m)

Formerly the outhouse with three solid walls and traditional pitched roof having been enclosed by wooden stud work to one side with power points and concrete flooring, currently utilised as a utility space.

Right of Access

The neighbouring properties are offered a pedestrian right of access over the rear courtyard garden via a gate to either side, as is usual with a terraced property.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601 111.

Energy Performance Certificate

The property has an energy rating of 'F'. The full report is available from the agents or by visiting www.epcregister.com Reference Number: 1336-0828-0100-0859-4296

Viewing - Alford

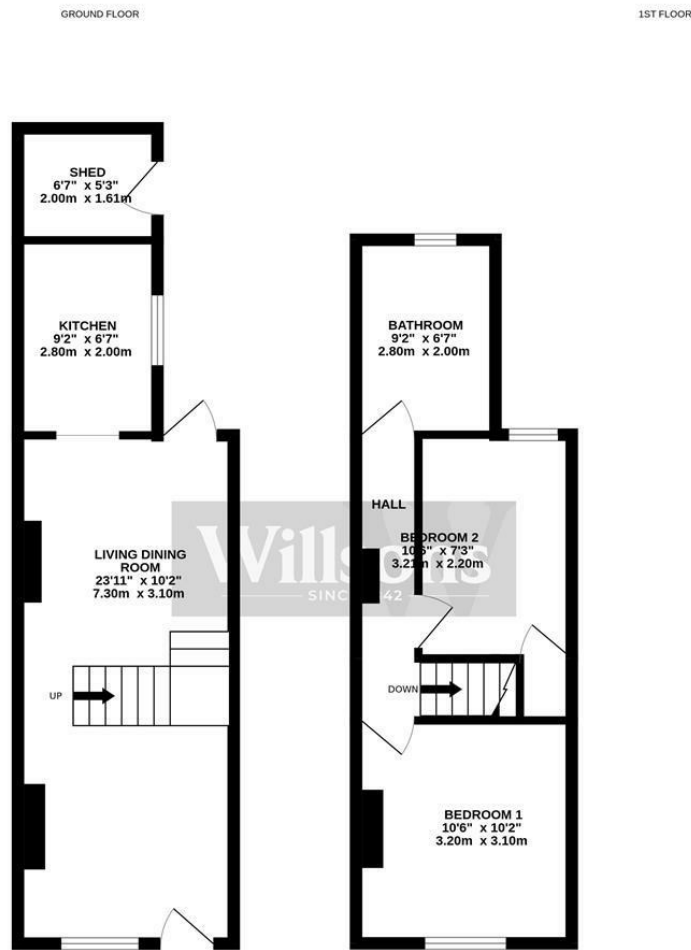
Viewing is strictly by appointment with the Alford office at the address shown below.

Directions

On entering the Sutton on Sea via the A1111, turn right into the cul-de-sac of Victoria Road. The property can be found on the left after 20m.

What3words///cried.rolled.mended

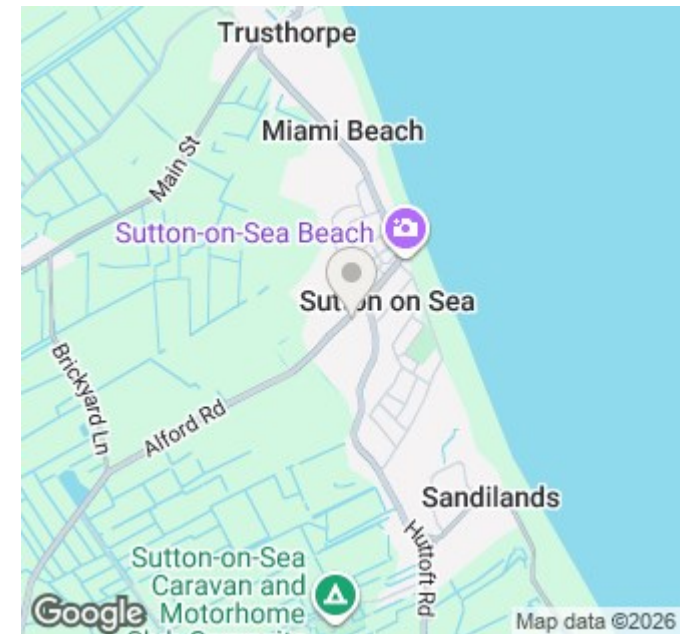




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** 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.



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