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## Mablethorpe Chalet Park , Mablethorpe



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property it must be

  
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£32,000



Lovelle are pleased to bring to the market a detached year round chalet on the popular Mablethorpe Chalet Park. Being located close to the beach and a short walk or ride to the town centre of Mablethorpe.

#### Key Features

- Detached Chalet
- Lounge
- Two Bedrooms
- Shared Parking

- Shower Room
- Shared Green Area
- EPC rating U
- Tenure: Leasehold





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The Chalet Offers Private Decking to the front of the chalet, opening up into the lounge, galley kitchen area, Two Bedrooms, Shower Room. Parking bays located close by along with the site club house. Internet connection is already connected.

### Veranda to Front

To the front of the chalet is a timber veranda with front single gate and giving access to the chalet.

### Entrance

Having double opening "French" doors to the front elevation, two windows to the front elevation.

### Lounge

3.61m x 2.8m (11'10" x 9'2")

Door to bedroom two and open entrance into the kitchen, ceiling light, electric sockets, Tv aerial point.

### Galley Kitchen

1.41m x 2.41m (4'7" x 7'11")

Having a range of fitted base units with work surface over, inset electric hob and under counter electric cooker, integrated fridge, single drainer sink with swan neck mixer tap over, window to the side elevation and doors to bedroom two and shower room.

### Bedroom One

2.55m x 2.53m (8'5" x 8'4")

Being a double bedroom with window to the side elevation, double bed, ceiling light and power points.

### Bedroom Two

2.1m x 1.67m (6'11" x 5'6")

Having a window to the side elevation, bunk beds, ceiling light and power points.

### Shower Room

0.94m x 1.83m (3'1" x 6'0")

Having partly tiled walls, shower cubicle, WC and Pedestal wash hand basin, obscure picture window to side elevation and ceiling light.

### Parking and Communal Area

To the side of the chalet are parking spaces which can be used when using the chalet, there is an open green area near, children's play park a short walk away from the chalet.

### Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

## Directions

From our office in Mablethorpe travel towards the traffic lights and the High Street and turning right and heading towards to the Sea front. At the T junction turn left onto Quebec Road. Travel along Quebec Road, Turn Left on to Links Avenue, follow to the bottom and Mablethorpe Chalet Park is located at the bottom of the road.

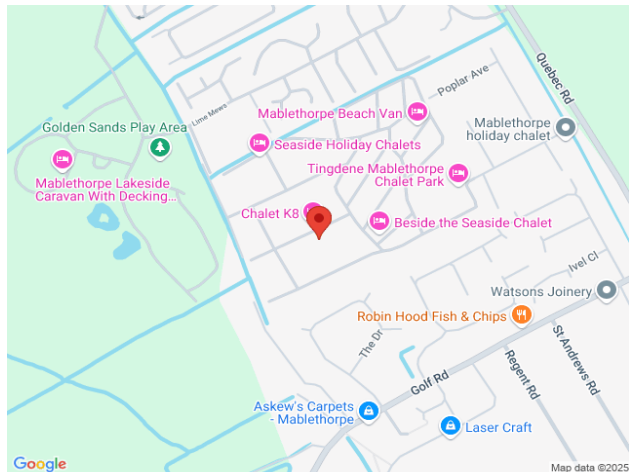
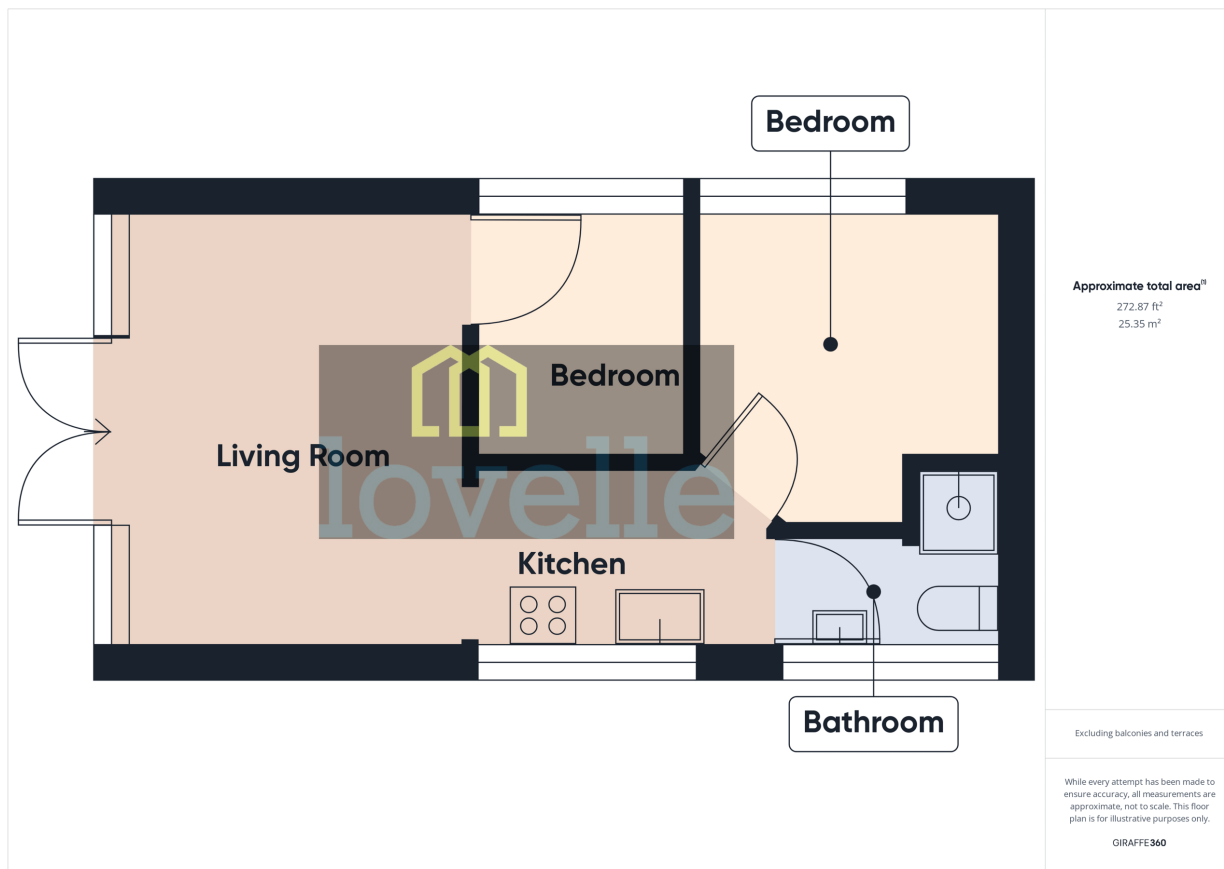
## Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is leasehold. We understand from the site that Ground Rent and Services charges are; £2,558.21 and £537.39 respectively The property is placed in Tax band A

## Agents Note

Current ground rent charges £3921.10 and annual services charge £556.15 . There are 47 years remaining on the current lease which we have been told this can be extended.

This style property is not mortgageable but can be lived in all year round.



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