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## Mablethorpe Caravan Chalet Park, Mablethorpe



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**lovelle**



£27,500



We are offering for sale a terraced chalet with 46 years lease remaining in place on the popular Mablethorpe Chalet Park, being within walking distance of the beach. The site is a 12 month site so making this chalet an ideal affordable home or holiday home. With internet connection.

### Key Features

- Semi-Detached Chalet
- Open Plan Lounge, Kitchen and Dining Room
- Two Bedroom
- Separate WC and Shower
- Decking To Rear
- 12 Month Site
- EPC rating U
- Tenure: Leasehold



We are offering for sale a terraced chalet on the popular Mablethorpe Chalet Park, being within walking distance of the beach. With internet connection. The Chalet comprises of open plan lounge/diner and kitchen, TWO-bedroom, Separate Shower and WC, with private decking to the rear.

### Entrance Hall

Entered via a Upvc door, door to w.c and leads into the open plan living.

### Open Plan Kitchen / Living Room

2.93m x 4.30m (9'7" x 14'1")

Having open plan living area which incorporates the lounge and kitchen, Upvc window to the front where the kitchen area is located. Fitted with base units with worktop over, single drainer sink. The living area has a TV point and Upvc patio doors and window to the rear elevation leading onto the veranda ,power points and ceiling light.

### Bedroom One

2.17m x 2.36m (7'1" x 7'8")

Having a Upvc window to the front elevation, ceiling light.

### Bedroom Two

2.17m x 1.78m (7'1" x 5'10")

Having a Upvc window to the rear elevation, ceiling light.

### WC

0.85m x 1.50m (2'10" x 4'11")

Being separate from the shower a low flush WC, wash hand basin and ceiling light.

### Shower Room

0.82m x 1.42m (2'8" x 4'8")

Having an obscure window to the rear elevation, mermaid board, part tiled walls, electric shower.

### Outside Space

To the front of the property is a parking space. The rear of the property is a decked area suitable for a small table and chairs, this looks out onto an open green area which is maintained by the park itself.

### 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.

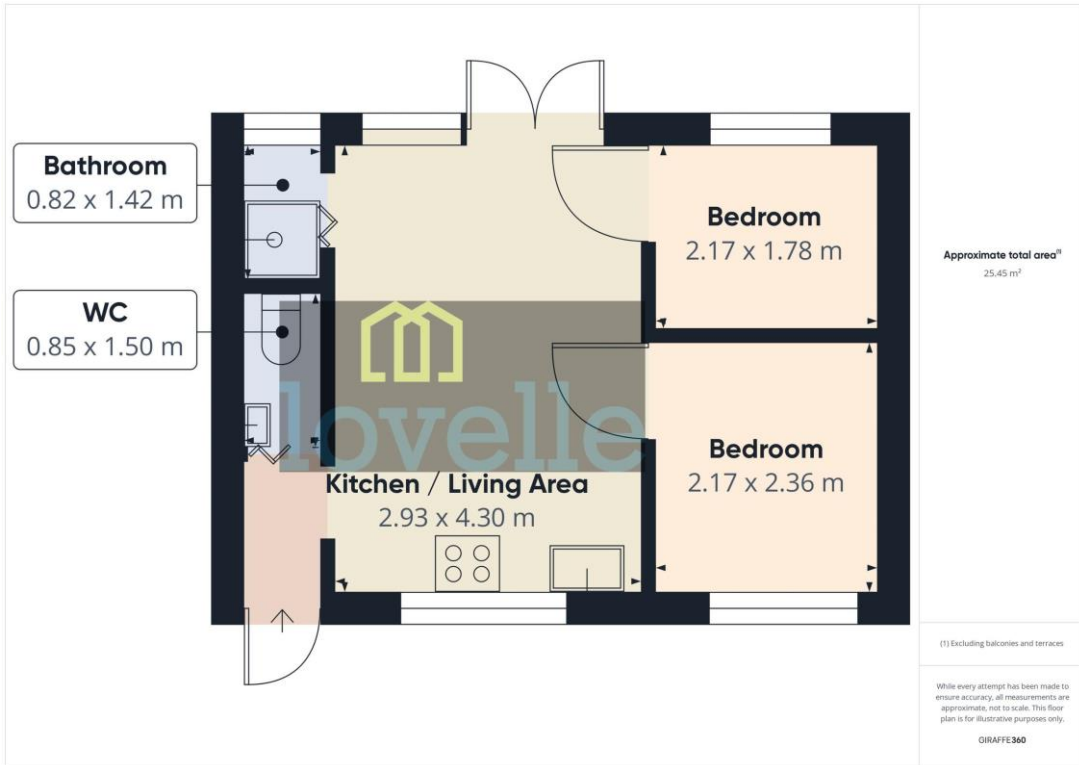
### Services

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; £3921.10 and £556.15 respectively The property is placed in Tax band A

### Agents Note

Current ground rent charges £3921.10 and annual services charge £556.15

This style property is not mortgageable but can be lived in all year round. There is 46 years remaining on the lease.



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