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Off Links Avenue, Mablethorpe



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When it comes to  
property it must be

  
**lovelle**



£25,000



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
- Decking to Front
- Two Bedrooms
- Wet Room

- Galley Kitchen
- Lounge
- EPC rating Exempt
- Tenure: Leasehold





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.

The Chalet offers lounge, kitchen, two bedrooms, wet room and front seating veranda. Parking bays are nearby and the site also has a club house and site office. Also has internet connection.

### 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

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

### Kitchen

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 wet room.

### Bedroom One

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

### Bedroom Two

Having a window to the side elevation, single bed, single wardrobe, ceiling light and power points.

### Wet Room

Having fully tiled walls, WC and Pedestal wash hand basin, full wet room fitted floor, picture window to side elevation, ceiling light and wall mounted electric wall mounted shower.

### 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

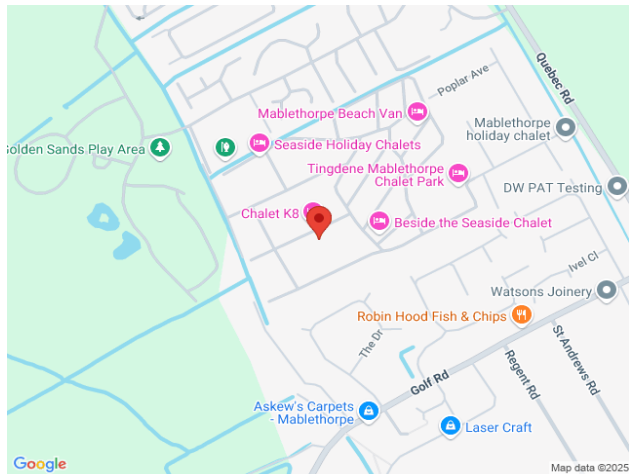
From our office in Mablethorpe travel towards the traffic lights and the High Street and turning right and heading towards to the Sea front. At the T junction turn left onto Quebec Road. Travel along Quebec Road, Turn Left on to Links Avenue, follow to the bottom and Mablethorpe Chalet Park is located 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 £2558.21 and annual services charge £537.39. There are 7 years remaining on the current lease which we have been told this can be extended.



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01507 478297

Mablethorpe@Lovelle.co.uk

