

Buy. Sell. Rent. Let.



Queens Park Prom, Mablethorpe



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When it comes to
property it must be


lovelle



£21,500



An opportunity to acquire a beach chalet of solid timber wall construction with pitched roof. Of traditional appearance the chalet has Upvc inner doors and electricity and water connected. With beautiful seawards to the front and rear inland views over Queens Park with its boating lake, tennis courts, paddling pool, miniature railway, parking and toilet facilities.

Key Features

- BEACH HUT
- Detached
- Leasehold
- Seafront Facing
- Located Close to Children Park and Paddling Pool
- Car Park within Walking Distance
- EPC rating Exempt
- Tenure: Leasehold



An opportunity to acquire a beach chalet of solid timber wall construction with pitched roof. Of traditional appearance the chalet has Upvc inner doors and electricity and water connected, the beach hut has been well maintained being painted yearly and very well looked after. With beautiful seawards to the front and rear inland views over Queens Park with its boating lake, tennis courts, paddling pool, miniature railway, parking and toilet facilities.

The Beach Hut

Solid wooden doors to both front and rear elevations. Twin tongued and grooved, solid timber wall construction. Inner Upvc double glazed doors and side panels to front and rear elevations offering clear views in each direction from within. The outer doors provide protection to the glazed doors when not in use, but also acting as a wind break and privacy screen. Locking mechanisms to both outer and inner doors. Fitted base units with worktop over, inset single drainer stainless steel sink unit with mixer tap, shelving above, under counter space and fridge. Two double power sockets.

Location

Mablethorpe is a seaside town in East Lincolnshire with sand train operating along the sandy beaches. It is located approximately 17 miles north of Skegness and 27 miles south of Cleethorpes. The town has a range of shops being both independent and national names, and amenities including a cinema, sports centre, primary school and a health centre. Regular Bus services run to the resort of Skegness and market town of Louth approximately 15 miles away and Alford approx 7 miles

Directions

From our office in Victoria Road turn left and follow the road to the end bearing left, take the first turning on the left into Queens Park Close and into the car park on the left. You can then access the promenade where the chalets are situated.

Services

Mains water and electricity are connected subjected to the statutory regulations. We have not tested any fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services. We are told the lease is held until August 2037 and the current annual ground rent is £350 and is paid to East Lindsey District Council.* this has been paid for this year*

EPC

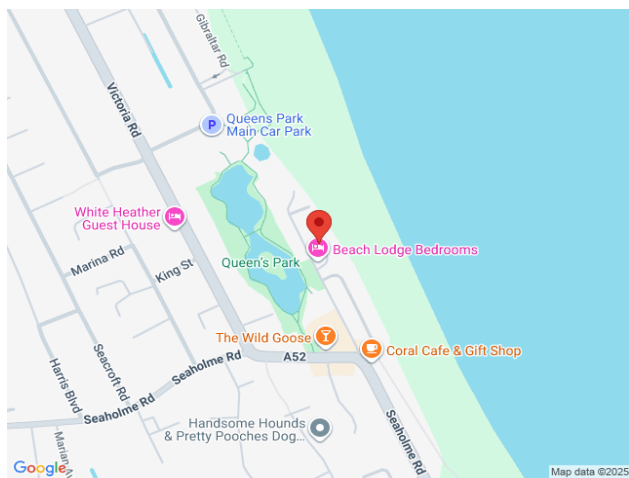
Exempt

How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey



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