

Buy. Sell. Rent. Let.



35 South Road, Chapel St Leonards, PE24 5TL



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3



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£284,950

When it comes to  
property it must be

  
lovelle



£284,950

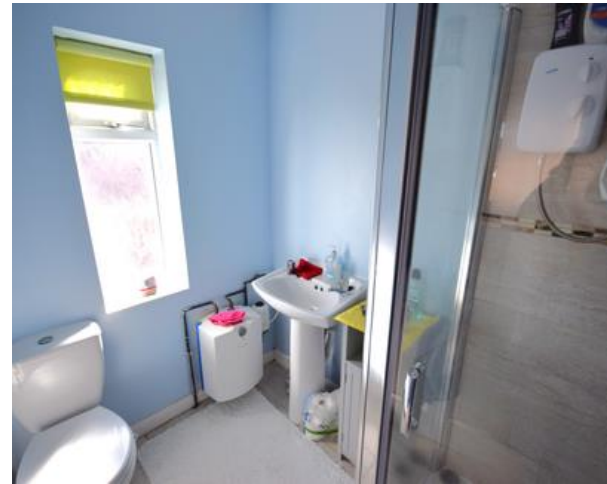


### Key Features

- Detached House
- Good Village Location
- Currently Divided into Three Flats
- Parking for Numerous Cars

- EPC rating D
- Tenure: Freehold







GREAT OPPORTUNITY - property currently arranged as three flats with potential (subject to planning) to create two more flats. Good size plot with space to park six cars plus enclosed rear garden. Located in well served coastal village less than 1/4 mile to the beach and shops!

### Communal Hall

Entered via side UPVC door, radiator, stairs to the first floor, doors to Flat Three and;

### Guest Bedroom

4.02m x 3.71m (13.2ft x 12.2ft)

(measurements to include ensuite) With UPVC window to the front aspect, radiator, door to;

### Ensuite

Shower enclosure, low level Wc, pedestal wash hand basin, extractor fan, shaver point and light.

### Ground Floor - Flat Three

Entered via door off the communal hall, door to understairs store, door opens into;

### Dining Room

3.02m x 3.72m (9.9ft x 12.2ft)

With UPVC window to the side aspect, radiator, doors to Bedroom One and Kitchen.

### Bedroom One

4.01m x 3.56m (13.2ft x 11.7ft)

With UPVC window to the front aspect, radiator.

### Kitchen

3.34m x 4.19m (11ft x 13.7ft)

With UPVC window to the side aspect, tiled floor, with fitted range of base and wall cupboards with marble worktops over, Belfast style sink, space for range style cooker, integrated fridge freezer, doors to;

### Utility Room

2.05m x 2.62m (6.7ft x 8.6ft)

UPVC window to the side hall, radiator, space for washing machine, door to;

### Bathroom

UPVC window to the side aspect, low level Wc, extractor fan, pedestal wash hand basin, panelled bath with electric shower over and screen, tiled walls and floor, ladder style radiator, door to cupboard housing central heating boiler.

### Side Porch

3.97m x 1.49m (13ft x 4.9ft)

With UPVC door to the rear porch, doors to;



## Lounge

4.74m x 3.78m (15.6ft x 12.4ft)

With UPVC windows to the side and rear aspects, radiator.

## Bedroom Two

3.75m x 2.7m (12.3ft x 8.9ft)

With UPVC window to the rear aspect, radiator.

## Rear Porch

Of UPVC construction, door to the rear.

## First Floor

### Landing

With doors to Flat One and Flat Two.

### Flat One

Door from landing opens to hall with doors to;

### Lounge/Kitchen

4.18m x 3.83m (13.7ft x 12.6ft)

UPVC window to the front and side aspects, with base and wall cupboards with worktops over, freestanding electric cooker, extractor over, space for fridge, space for washing machine, Mathius electric radiator, extractor fan.

### Bedroom

3.84m x 2.98m (12.6ft x 9.8ft)

UPVC window to the front aspect, Mathris electric radiator, door to;

### Ensuite

2.64m x 0.84m (8.7ft x 2.8ft)

UPVC window to the side aspect, low level Wc, pedestal wash hand basin, shower enclosure, extractor fan, shaver point and light, wall fan heater.

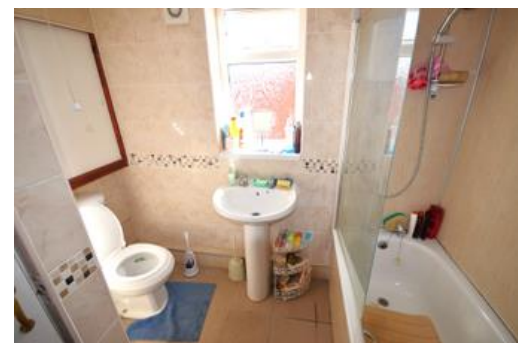
### Flat Two

Entered via door off communal landing, door to;

### Lounge/Diner

4.18m x 3.83m (13.7ft x 12.6ft)

Maximum dimensions. UPVC window to the rear aspect, Mathius electric radiator, doors to bedroom and;





### Kitchen

2.46m x 2.84m (8.1ft x 9.3ft)

With UPVC window to the side aspect, range of base and wall cupboards with worktops over, stainless steel sink, freestanding electric cooker, extractor over, space for washing machine, space for undercounter fridge, Mathius electric radiator, tiled floor, spotlights.

### Bedroom

2.99m x 2.67m (9.8ft x 8.8ft)

With UPVC window to the rear aspect, Mathius electric radiator, door to;

### Ensuite

1.66m x 2.02m (5.4ft x 6.6ft)

UPVC to side aspect, low level Wc, pedestal wash hand basin, shower enclosure, tiled floor, fitted cupboard, spotlights, wall fan heater.

### Outside

Concrete hardstanding for three cars to the front, concrete drive to the side which leads to wrought iron gates opening to further driveway to the rear and former garage. Further garden laid to gravel and decking.

### Former Garage/Workshop

5.5m x 4.05m (18ft x 13.3ft)

With UPVC window and door, boarded, with power and light with loft, suspended floor. Ideal as a workshop or office area or to convert to another dwelling (subject to the necessary consents).

### Services

The property has oil central heating, mains electricity, mains water and sewerage. We have not tested any heating systems, 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.

## Location

Great location in the popular, well served coastal village of Chapel St. Leonards. Amenities include regular bus services, pubs/restaurants, take-aways, Co-Op supermarket, Doctors, various other shops and a beautiful sandy beach.

## Directions

From our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right onto Trunch Lane (first turning, signposted for Chapel St Leonards) This road continues into South Road and the property can be found on the right hand side, opposite Rays Way, marked by our for sale board.

## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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.

## 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 <https://www.lovelle.co.uk/privacy-policy/> 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. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

## Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

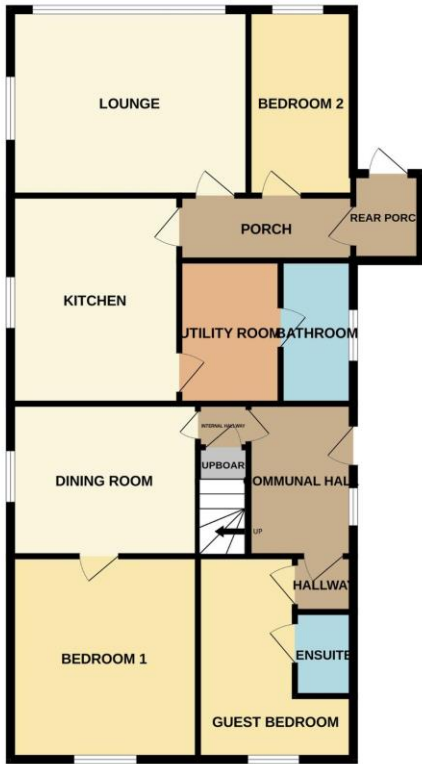
## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

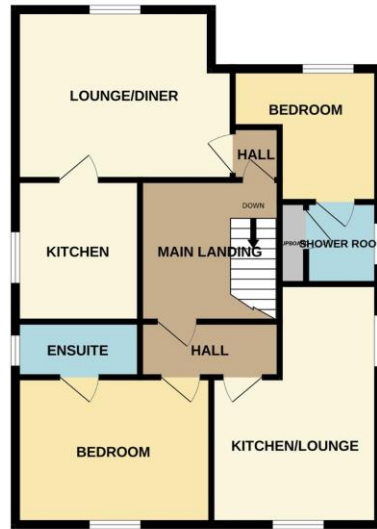
## Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR



1ST FLOOR



When it comes to **property** it must be



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