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33 Eastfield Park, Skegness, PE24 5US



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£115,000

When it comes to  
property it must be

  
lovelle





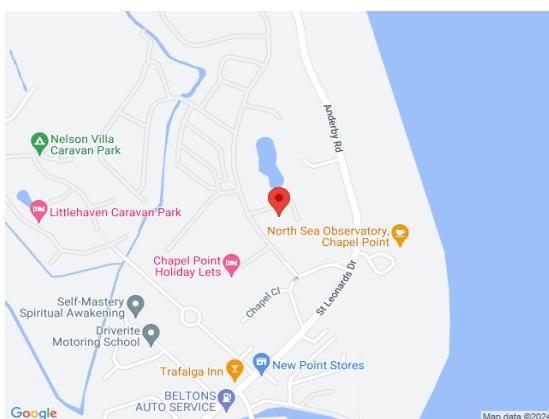
£115,000



### Key Features

- Detached Leasehold Bungalow
- Two Bedrooms
- Pleasant Park Location with Fishing Lakes
- Open Plan Living Room/Kitchen
- Electric Storage Heating
- Communal Parking
- EPC rating E
- Tenure: Leasehold





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Detached leasehold bungalow on pleasant park close to the beach! Private park with fishing lake with barrier access for security. General store and cafe within a few hundred metres! The bungalow has two bedrooms, bathroom, lounge open plan to the kitchen with electric storage heaters. There is ample car parking in the communal car parks and well maintained lawn areas.

### Hall

Entered via a UPVC door, electric storage heater, cupboard housing the hot water tank, doors to;

### Bedroom One

3.22m x 3.41m (10'7" x 11'2")

With UPVC window to the rear aspect, electric storage heater.

### Bedroom Two

3.22m x 2.29m (10'7" x 7'6")

With UPVC window to the front aspect, electric storage heater.

### Bathroom

1.67m x 2.15m (5'6" x 7'1")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, panelled bath with electric shower over, wall fan heater, tiled walls.

### Lounge

4.13m x 3.30m (13'6" x 10'10")

With UPVC patio doors to the front aspect, electric storage heater, open to;

### Kitchen

2.87m x 2.44m (9'5" x 8'0")

With UPVC window to the rear aspect, fitted with a range of base and wall cupboards with worksurfaces over, inset stainless steel sink, space for washing machine, space for fridge and freezer, integrated electric oven and hob with extractor over.

### Outside

There is a communal car park, lawns and pleasant lake.

### Services

The property mains electricity, mains water and sewerage. We have not tested any appliances or systems. The service charge is £2350.48 plus vat per annum. The lease is 99 years from April 1988. The owners are to pay 3% plus VAT of sale price to the site and pay sites' legal fees. There is communal parking however it is not allocated parking. The grass areas are communal including the parking, no ball games are allowed and dogs are to be on leads. 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. This property is at the 'Chapel Point' end of the village. At the end of the road is a handy convenience store, take-away and pub and the beach is only a few hundred metres away! The North Sea Observatory is at Chapel Point with lovely cafe and place to enjoy the sea views.

## Directions

From our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right onto Skegness road (second turning signposted for Chapel St. Leonards), take the next right onto Sea Road, then follow the road for approximately 500 yds, once you have passed the Spar shop on your right, you will see a cross road and then take this left turn on to Ancaster Avenue, follow the road to the end and at the junction turn right onto St. Leonards Drive. Follow the road and take a left turn on the one way road sign posted for Eastfield park. Park at the office and someone will meet you.

## NB

The lease states 11 month occupancy.

## 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 Legisla

## 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.

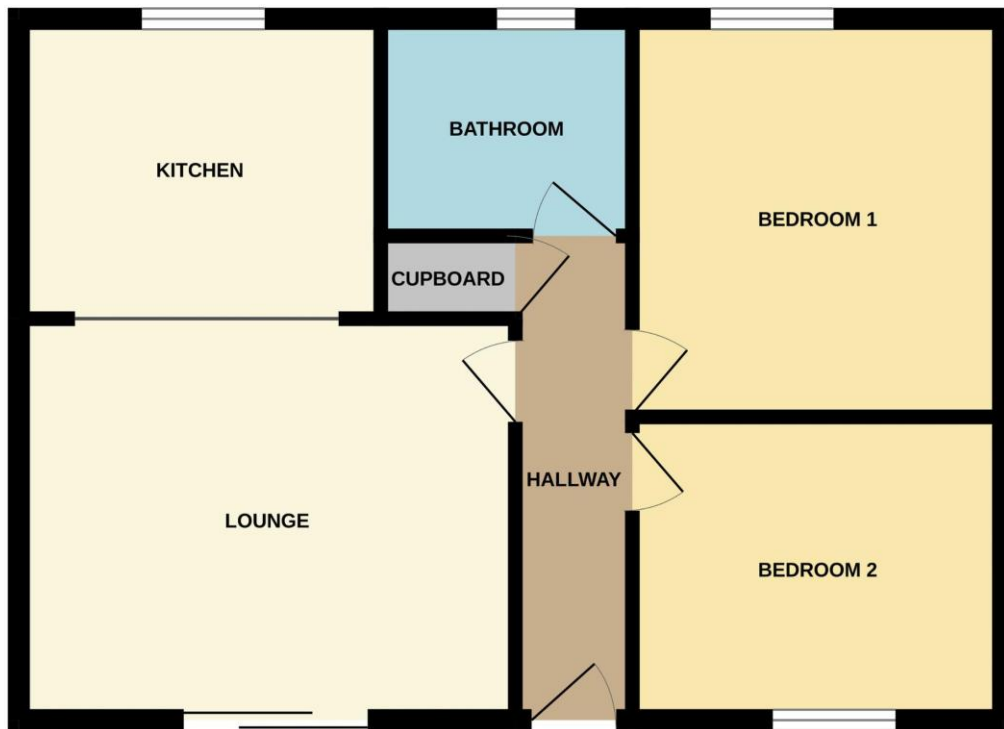
## Energy Performance Certificate

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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