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Flat One, 35 South Road, Chapel St Leonards, PE24 5TL



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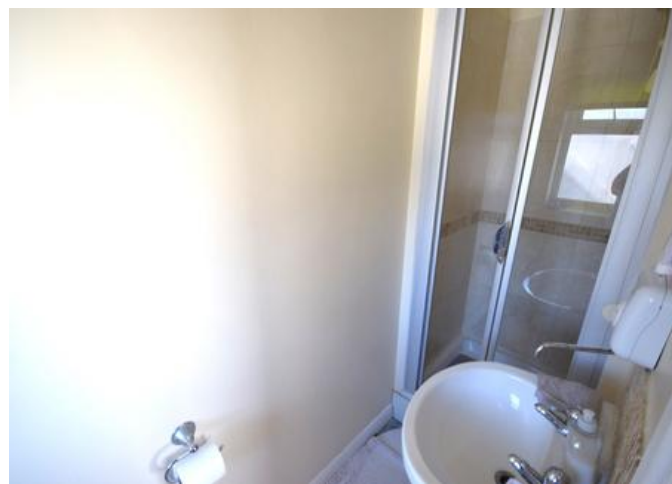


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£60,000

When it comes to  
property it must be

  
lovelle



£60,000



### Key Features

- First Floor Flat
- Good Village Location
- Open Plan Lounge/Kitchen/Diner
- Car Parking Space
- Double Bedroom with En-Suite Shower Room
- Electric Heating
- EPC rating D
- Tenure: Leasehold





Great first floor flat available with NO ONWARD CHAIN! The accommodation comprises; hallway, double bedroom with en-suite shower room, open plan lounge-diner-kitchen with electric radiators and UPVC double glazing. There is an allocated car parking space in front of the property. Popular coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoys the golden, sandy beach. The promenade continues to Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

## Communal Hall

Entered via side UPVC door with radiator, doors to flat 3 and stairs to the first floor landing, with doors to flat 1 and flat 2.

## Flat One Hallway

Door from landing opens to hall with doors to;

## Lounge/Kitchen/Diner

3.83m x 4.18m (12'7" x 13'8")

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

2.98m x 3.84m (9'10" x 12'7")

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

## Ensuite

0.84m x 2.64m (2'10" x 8'8")

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

## Outside

The flat has allocated car parking in front of the building. There is a bin storage area on the right hand side of the driveway.

## Services

The property has electric heating, mains electricity, mains water and sewerage. Each flat has separate electric and water meters. 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

Popular coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoys the golden, sandy beach. The promenade continues to Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

## 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.

## Material Information

The lease is 999 years with a peppercorn rent of £1 per year. The maintenance of the building is shared by all 3 flats in the block and is on an as and when basis. This flat only has to pay 20% towards this cost.

Sub letting is allowed. 1 small dog or cat allowed. If you are interested in the property and wish to see the lease a copy is available upon request.

## 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.

## Mortgage Advice

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. 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.



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