

Buy. Sell. Rent. Let.



16 Sunningdale Close, Chapel St Leonards, PE24 5TQ



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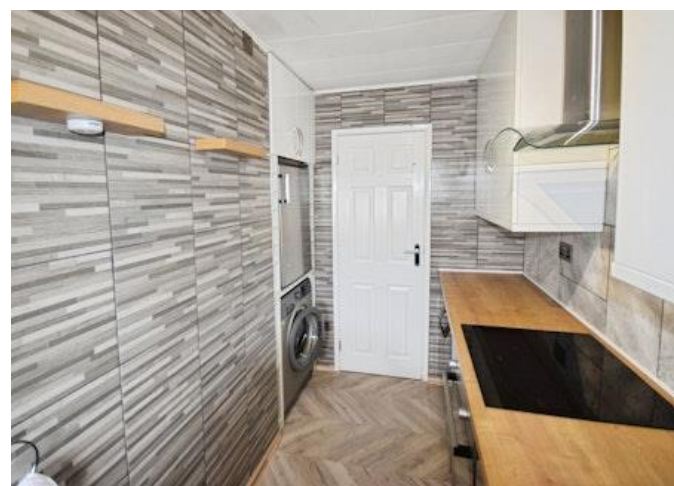


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£45,000

When it comes to
property it must be


lovelle

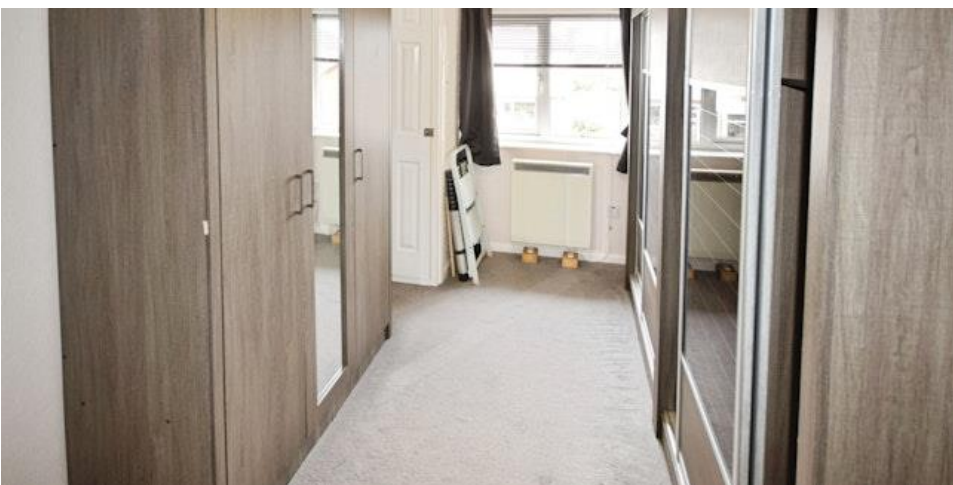


£45,000



Key Features

- No Onward Chain!
- Close to Beach & Amenities
- First Floor Flat
- Modern Kitchen
- Allocated Parking
- Modern Shower Room
- Electric Heating & UPVC Double Glazing
- EPC rating TBC
- Tenure: Leasehold



For sale with NO ONWARD CHAIN! Two bedroom first floor flat CLOSE TO BEACH & AMENITIES!! Very well presented with modern kitchen and shower room. The property has electric storage heating and UPVC double glazing. There is communal car parking adjacent to the block. Very convenient position within a few hundred metres of the village green, amenities and shops and also less than 100m to the beach.

Lounge

3.31m x 3.04m (10'11" x 10'0")

Entered via a UPVC door, UPVC window to the front aspect, electric storage heater, door to hall and door to bedroom two and;

Kitchen

3.29m x 1.59m (10'10" x 5'2")

With UPVC window to the rear aspect, fitted with range of base and wall cupboards with worktops over, inset one and half bowl sink unit, integrated electric oven, integrated induction hob with extractor over, Hotpoint washing machine, Hisence fridge, tiled walls.

Bedroom Two

2.7m x 2.36m (8'11" x 7'8")

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

Hall

Doors to bedroom One, and shower room, loft access (with light and power).

Bedroom One

2.36m x 3.91m (7'8" x 12'10")

With UPVC window to the rear aspect, three freestanding wardrobes, desk, electric storage heater, cupboard housing hot water tank.

Shower Room

With UPVC window to the rear aspect, back to wall WC, wash hand basin inset to vanity unit, shower cubicle, waterproof boarding to walls, vinyl flooring.

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 enjoy 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 Skegness take the A52 north going through Ingoldmells and then take the first right hand turning for Chapel St Leonards onto Trunch Lane, follow the road and it proceeds into South Road. Turn right onto Sunningdale Crescent and then right into Sunningdale Close and the property can be found in the first block on the right hand side.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/83XPfa7wB5UTTc7ox4JuBq/view>

Material Information Data

Council Tax band: A

Tenure: Leasehold

Lease length: 15 years remaining (63 years from 1977)

Ground rent: £50 pa

Service charge: £1225.69 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: TBC

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None is installed.

Heating features: Double glazing and Night storage

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Allocated, Communal, and Off Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining no

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.lovell.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

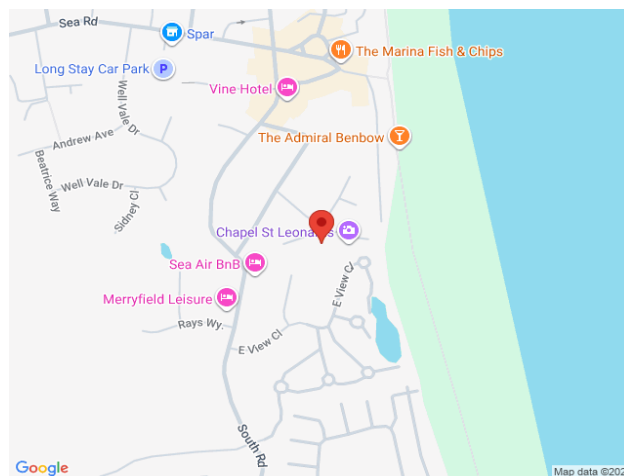
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

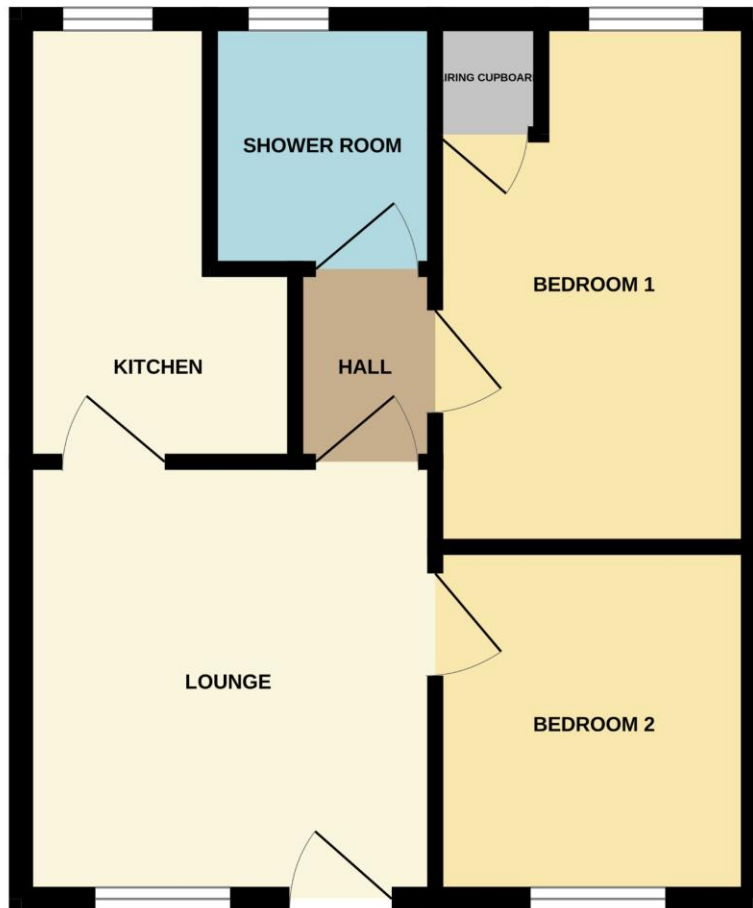
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



GROUND FLOOR



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


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