

Four Seasons Park, Chapel St Leonards £150,000



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- OVER 55s PARK HOME
- Pet Friendly Park (rules apply)
- Conservatory
- All Electric
- Separate Dining Area

- Block Paved Drive
- Garage
- Gravel Garden With Shrubs
- Tax Band A(EPC Not Required)
- Phone Lines Open 8am-8pm (7

Days A Week)



Oxford Family Estates are pleased to bring to the market this 2 bedroom Park Home set on the sought after Four Seasons Park in Chapel-St- Leonards. The home benefits from a fresh block paved drive up to the garage with ramped access either side. There's a spacious and bright lounge with an opening through to a dining space with a nice outlook over the park. Two good size bedrooms with space for wardrobes and drawers as well as a conservatory to the rear. The park has a fishing lake and is ideally located for all local village amenities with great access to the beach front.

Kitchen 2.78m max x 3.88m max (9'1" x 12'8")

Enter the property through the Upvc door from the ramp off the drive. Fitted with a range of wall and base units with a subtle pattern. Space and plumbing for washing machine and tumble dryer. With additional space for an under counter fridge as well as a tower fridge-freezer unit. Stainless steel sink under the Upvc Double glazed window to the side elevation. With airing cupboard housing immersion and header tanks, providing additional storage space

Lounge 5.89m x 3.50m (19'3" x 11'5")

Centred around a fireplace on a wooden surround with a coal effect electric fire. Dual aspect Upvc double glazed bow windows to the front and to the side elevations. Exposed beam effect to the ceiling creating a lovely homely feel, with a unique decorative shelving cutout through to the dining area. Electric Delonghi heater



Dining room 3.02m x 2.44m (9'10" x 8'0")

Lovely separate dining space with sliding Upvc double glazed door to the side porch. Currently laid out with a 4 person dining set.

Bedroom 1 2.88m x 3.30m (9'5" x 10'9")

Double bedroom with Upvc double glazed window and sliding door through to the conservatory.

Bedroom 2 2.88m max x 3.00m max (9'5" x 9'10")

Double bedroom with dual aspect Upvc double glazed window to rear and side elevations. Both bedrooms have been refitted with larger windows than the original, creating a much brighter feel to the park home.

Bathroom 1.98m x 1.66m (6'5" x 5'5")

Fully tiled walls and vinyl flooring. Walk-in shower enclosure with Triton electric shower. Pedestal sink and low level toilet. Electric Delonghi heater and obscure Upvc double glazed window to the side elevation.

Conservatory 2.57m x 3.39m (8'5" x 11'1")

Upvc double glazed conservatory on a brick base overlooking the garden, with polycarbonate roof to better manage temperatures throughout the year. Single door to the rear garden via slabbed steps.

Garage

Single garage with up and over garage door. Wooden door at the rear to the garden.



Outside

Block paved drive leading to a single garage. Rear and front gardens laid mainly to gravel with an assortment of mature shrubs and potted plants for easy maintenance.

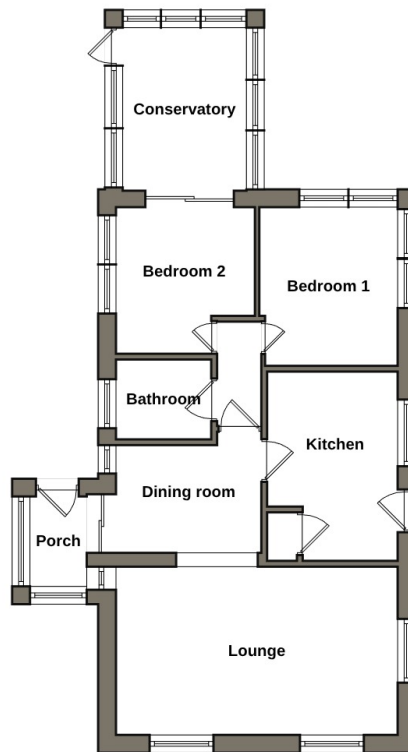
The Park

Situated on the Park is a lovely fishing lake for residents to use either fishing or sitting around enjoying the wildlife. There is a walkway access to the beach via a secure locked gate. The Park is also PET FRIENDLY. The site fees are £208.26 per month and residents MUST be over 55.

Tenure

Park Homes are neither freehold or leasehold. They are governed by the MOBILE HOMES ACT 1983 and the MOBILE HOMES (Selling & Gifting) Regulations 2013





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.

Chapel St Leonards

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.