

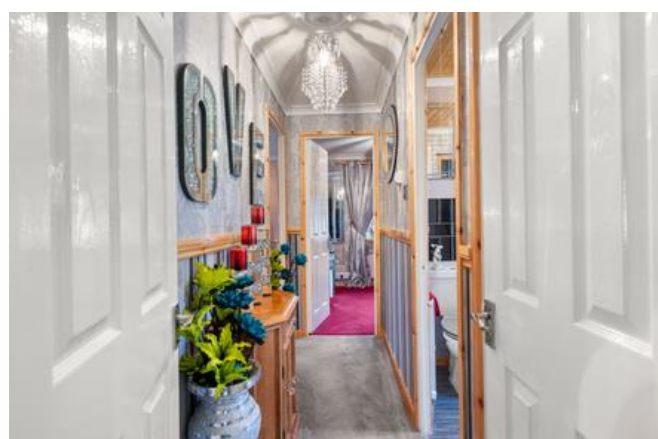


7 Four Seasons Park,
Chapel St Leonards, PE24 5YW



£134,950

- NO CHAIN
- BEAUTIFULLY PRESENTED
- LOVELY PARK LOCATION FOR OVER 55'S
- CLOSE TO THE BEACH
- LOUNGE, KITCHEN & DINING ROOM
- SHOWER ROOM
- LAWNED GARDENS
- DRIVE & GARAGE



No Chain. A beautifully presented Park Home on a lovely landscaped Park for the over 55's with fishing lake and only a short distance from the beach. With Porch, fitted Kitchen opening to a Dining Room, Living Room, 2 Bedrooms and modern Shower Room. Lawned gardens to the front and rear, paved area to the side with Verandah, gravelled drive and Garage. WELL WORTH VIEWING.

ACCOMMODATION

Entrance is on the side elevation via a verandah.

HALL

With pvc entrance door and a further inner pvc door to the:

KITCHEN 3.32m x 2.94m (10'11" x 9'7")

With base and wall units with worktops over, built in oven with gas hob and extractor hood above, stainless steel sink unit with mixer tap over, space for fridge and freezer, space for washing machine, radiator, wooden floor, pvc bow window to the side elevation and being open plan to the:-



DINING AREA 3.31m x 2.84m (10'11" x 9'4")

With radiator, with 2 pvc bow windows and glazed french doors to the side elevation, pvc door to the front porch.

FRONT ENTRANCE PORCH

Of pvc construction with pvc door.

LIVING ROOM 3.08m x 5.28m (10'1" x 17'4")

With Adam style fire surround on a marble hearth with coal effect fire, radiator, pvc bay window to the front elevation.

HALL

With built in cupboard housing the vaillant central heating boiler.

SHOWER ROOM 1.97m x 2.41m (6'6" x 7'11")

With walk-in double shower enclosure with sliding screen, WC, pedestal hand basin, radiator, pvc window to the side elevation.

BEDROOM 1 3.36m x 2.97m (11'0" x 9'8")

With radiator, pvc window to the side elevation.

BEDROOM 2 3.07m x 2.36m (10'1" x 7'8")

With fitted wardrobes and drawers, radiator, pvc window to the rear elevation.

OUTSIDE

To the front is a lawned garden with a path and steps upto the front porch. A gravelled drive leads to the:-

GARAGE 5.54m x 2.90m (18'2" x 9'6")

With up and over vehicle door and side door, light and electric.

A further path to the side of the property leads to a Verandah and paved sitting area.

The rear garden is lawned with a central stone circle and mature shrub borders.

TENURE

Held under the Mobile Homes Act at a monthly pitch fee of £202.98 including water and sewerage. A resale of 10% is paid to the park out of the price achieved.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2022/23 - £1,382.81



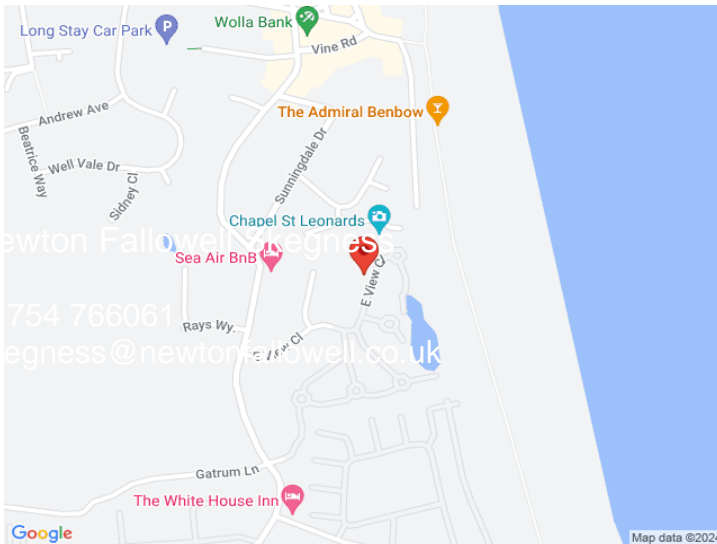


Ground Floor

Approx. 66.7 sq. metres (717.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.5 sq. feet)



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