



88 Kingfisher Drive,  
Skegness, PE25 1TQ



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**£119,950**

- NO CHAIN
- WELL PRESENTED PARK HOME
- FIELD VIEWS TO THE SIDE ELEVATION
- WRAP AROUND GARDEN
- DRIVEWAY & GARAGE
- CONSERVATORY
- LEASEHOLD
- COUNCIL TAX BAND A



NO CHAIN. A well presented 1 Bedroom Park Home with field views to the side elevation in a nice location within this beautiful retirement park village. With Entrance Hall, Lounge, Kitchen/Dining Room, Conservatory and Shower Room. Low maintenance wrap around garden with Garage and Driveway for parking. Converted from 2 Bedrooms by the current owner to provide one large bedroom with dressing area. If desired, a future owner could convert back to two bedrooms by replacing the dividing wall.

## ACCOMMODATION

### ENTRANCE CONSERVATORY

2.58m x 2.08m (8'6" x 6'10")

Of pvc construction with polycarbonate roof, radiator.

### KITCHEN DINER

5.41m x 2.59m (17'8" x 8'6")

With wall and base units with worksurfaces and tiled splash backs, integrated oven, hob with extractor hood above, sink unit with mixer tap, space for washing machine and space for dishwasher, space for fridge freezer, pvc bow windows to the front and side elevations, radiator, cupboard housing the gas central heating boiler.

### LOUNGE

5.38m x 3.3m (17'8" x 10'10")

With pvc bow window to the front elevation, further pvc window to the side, electric fire, 2 radiators.





### SIDE HALL

With pvc door to the side elevation, radiator, storage cupboard.

### SHOWER ROOM

With WC, hand basin in vanity unit, corner shower enclosure, pvc window to the side elevation, heated towel radiator.

### BEDROOM

5.98m x 2.47m (19'7" x 8'1")

With 2 pvc bow window to the side elevations, built in wardrobes, dressing table and drawers, 2 radiators. Converted from 2 Bedrooms by the current owner to provide one large bedroom with dressing area. If desired, a future owner could convert back to two bedrooms by replacing the dividing wall.

### OUTSIDE

With wrap around garden being gravelled throughout with shrubbery and fenced all around. Driveway for parking and Shed.

### GARAGE

With up and over vehicle door.

### NB

Items of furniture are available by separate negotiations.



## TENURE

Held under the Mobile Homes Act with an annual ground rent and service charge of £2,532 which includes water. A resale of 10% is paid to the park and there is an age restriction of over 55's in the park rules.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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 and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2024/25 - £1,442.67

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





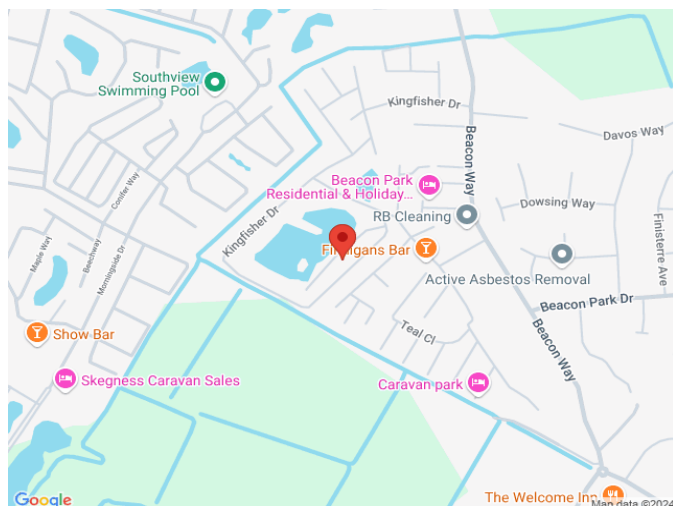
## Floorplan

### Ground Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.5 sq. feet)



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