



15 Sunnyside Park, Sea Lane,  
Ingoldmells, PE25 1SA



2



1



1

**£69,950**

- NO CHAIN
- POPULAR RESIDENTIAL PARK
- 12 MONTH OCCUPANCY
- LARGE LOUNGE
- 2 BEDROOMS
- GARDENS
- MOBILE HOMES ACT



NO CHAIN. A 2 Bedroom Park Home situated on this popular residential park with 12 month occupancy. The accommodation comprises Entrance Hall, Lounge, Kitchen, Bathroom and 2 double Bedrooms. With lpg gas central heating, pvc double glazing and gardens.

### ACCOMMODATION

Entrance is on the front elevation via a pvc door opening to the:-

### HALLWAY

With pvc window, door to:-

### LOUNGE 6.04m x 2.95m (19'10" x 9'8")

extending to 4.11m being 'L' shaped. With pvc windows to the front and side elevations, radiator, feature fireplace with gas fire.

### KITCHEN 3.67m x 2.98m (12'0" x 9'10")

Fitted with base and wall units, worksurfaces, inset stainless steel sink unit, space for cooker, space for washing machine, space for fridge freezer, radiator, pvc window and pvc door to the side elevation.





## INNER HALL

With built in cupboard.

## BATHROOM 3.06m x 2.03m (10'0" x 6'8")

With panelled bath, W.C, hand basin, built in cupboard, pvc window to the side elevation.

## BEDROOM 1 3.75m x 2.97m (12'4" x 9'8")

With pvc window to the rear elevation, built in wardrobes.

## BEDROOM 2 3.18m x 2.5m (10'5" x 8'2")

With pvc window to the rear elevation, built in wardrobes, radiator.

## OUTSIDE

To the front is a gravelled garden with paths leading around. There are lawned gardens to the side and rear, garden shed.

## TENURE

Held under the Mobile Homes Act 1983 at a monthly pitch fee of £163.13 pcm from 1st January 2025 to include the maintenance of the communal areas. Electric is metered by the park and charged as used.

## OCCUPANCY

We are advised that the park operates a residential covenant that the site is limited to occupants over 50 years of age, however families can stay for the holidays etc.

## SERVICES

Mains electricity, water and sewerage services are understood to be connected. 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 - 2024/25 - £1432.88

## 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.

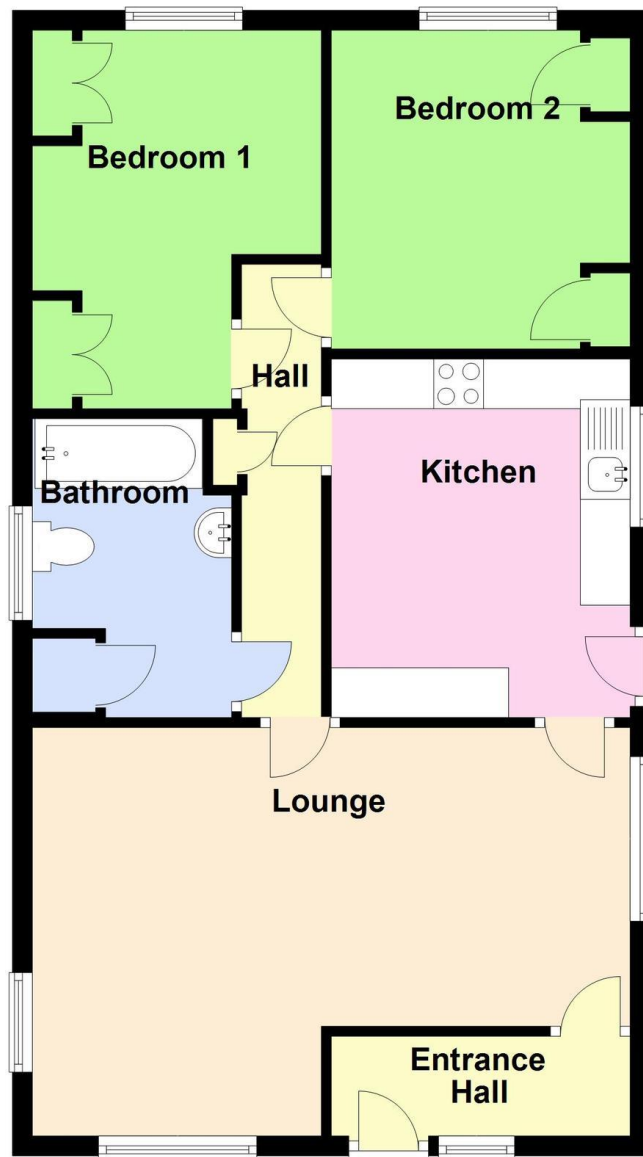
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



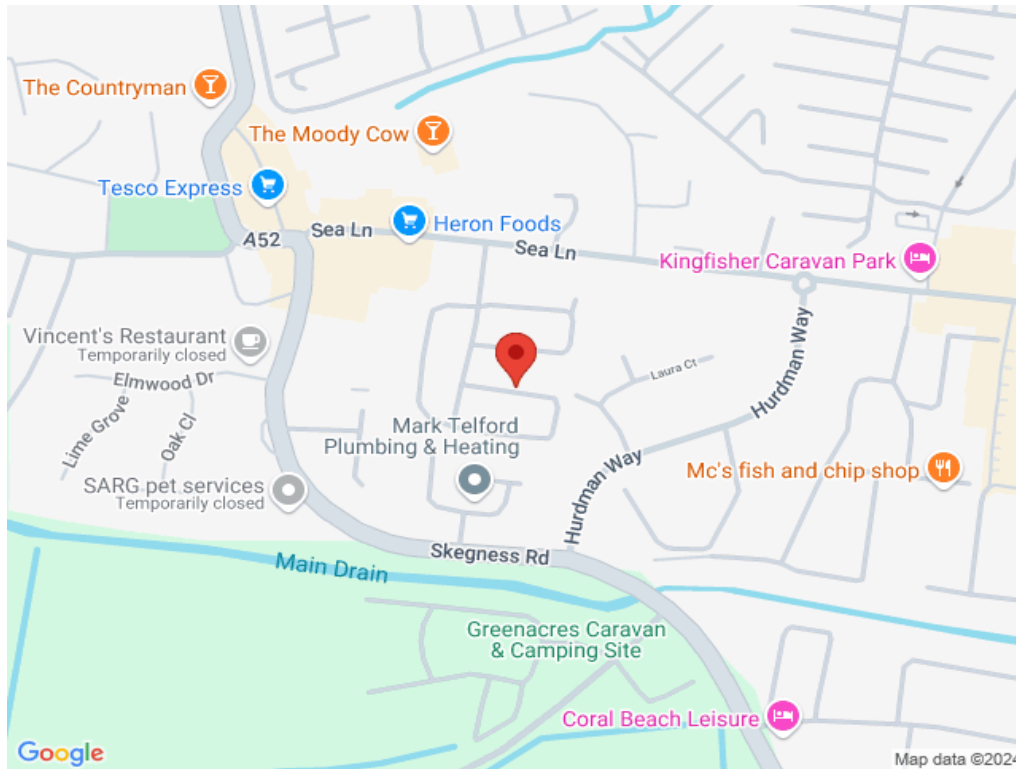


### Ground Floor

Approx. 67.0 sq. metres (721.5 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)



Newton Fallowell Skegness

01754 766061

[skegness@newtonfallowell.co.uk](mailto:skegness@newtonfallowell.co.uk)