



**The Belfry Burgh Road, Skegness PE25 2LA**

**welcome to**

## **The Belfry Burgh Road, Skegness**

2 Bedroom Lodge Located on Popular Owners Only section of South View Leisure Park.

Briefly comprising of two bedrooms, one with en-suite shower room, open plan living/kitchen and parking for up to three cars. Call us today to arrange your viewing ...

### **Local Information**

Please follow the link below which will provide further useful source of information relating to the local area:

<https://lovelincolnshirewolds.com/explore>

### **Agents Note**

Please be aware this lodge is located on the Owners only area of the park.

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process. Sites often have requirements specific to the purchase of a property and to 'the site' in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any requirements.

Further information about the site and fees can be obtained by contacting the selling William H Brown in Skegness.

### **Entrance Hall**

Has a storage cupboard, radiator and leads to the following rooms.

### **Kitchen/ Living**

16' 4" Min x 15' 7" ( 4.98m Min x 4.75m )

Wall, base and drawer units, sink, fridge/freezer and window to side elevation.

Living area consists of three radiators and windows to each side elevation and a door leading to rear patio area.

### **Bedroom 1**

12' 4" x 7' 7" ( 3.76m x 2.31m )

Window to side elevation, radiator, shelving and

drawers and built in wardrobes and door leading to en-suite shower room.

### **En-Suite**

Shower, sink, WC, radiator and opaque window.

### **Bedroom 2**

10' x 7' 7" ( 3.05m x 2.31m )

Built in wardrobes, built in shelving, radiator and window to side elevation.

### **Bathroom**

Wc, bath, shelving, towel radiator, sink and opaque window.

### **External**

Storage shed with electric.

Decked area to the side.

Allocated parking for up to three vehicles.





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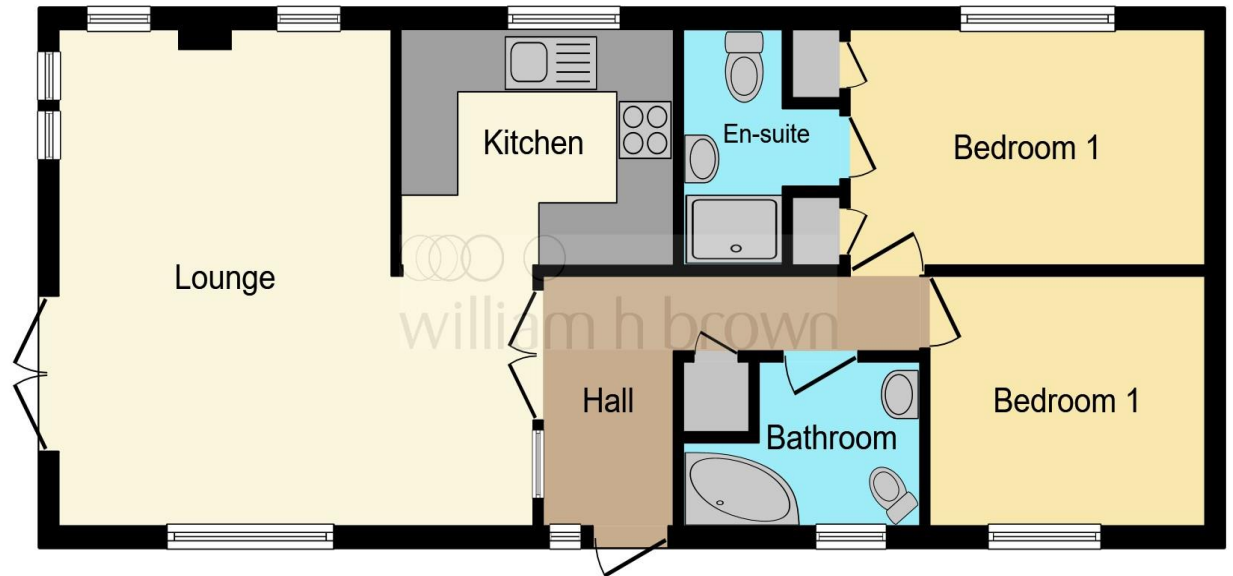
- 2 Bed Lodge
- Located on Popular South View Site
- Local Amenities and on site activities
- Quiet Lake View Location
- Viewing highly recommended

Tenure: EPC Rating: Exempt

**£35,000**

### directions to this property:

See Multi Map Illustration



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold marks



Property Ref:  
SKG108021 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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