



Priory Park Anchor Lane, Ingoldmells Skegness PE25 1LY

welcome to

Priory Park Anchor Lane, Ingoldmells Skegness

*****GREAT HOLIDAY HOME*****

2 Bedroom Holiday Home Located on popular Site. The site is a 10 month occupancy and the property offers 2 good sized Bedrooms, Lounge/ Diner, Kitchen, Bathroom and externally having a decking area which is a great sun trap.

Entrance Porch

Has a radiator, fitted cupboard housing the boiler (vendor advises us this was replaced in 2022) and entrance door which leads into:

Kitchen

14' 5" x 9' 3" (4.39m x 2.82m)

Comprising of wall, base and drawer units with worktop space over, extractor, part tiled walls, space and plumbing for a washing machine, radiator and window.

Lounge

17' 4" x 13' 1" (5.28m x 3.99m)

Has an electric flame effect fire place, radiator, windows to 2 elevations and double doors leading out to the decking area.

Inner Hall

Has loft hatch access, storage cupboard and leads into:

Bedroom 1

13' 9" x 9' 4" (4.19m x 2.84m)

The vendors have a king size bed in this room with fitted wardrobes, radiator and window.

Bedroom 2

9' 11" x 9' 4" (3.02m x 2.84m)

With fitted wardrobes, radiator and window.

Bathroom

Has bath and separate walk in shower, WC, sink, radiator and window.

External

The property has a fairly new decking area which is ideal for those who enjoy the sun as it is a sun trap. There is also on-site parking.

Agents Note

Please ask the office for more advice on the furniture and finishes.

Agents Note

Please contact the office for more information regarding the make/model of this property site fees for 2024 are paid, additional fees applicable please speak to branch for more information.

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Has a radiator, fitted cupboard housing the boiler (vendor advises us this was replaced in 2022) and entrance door which leads into:





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Priory Park Anchor Lane, Ingoldmells Skegness

- 2 BEDROOM HOLIDAY HOME
- LOCATED ON POPULAR HOLIDAY SITE
- DECKING AREA
- CLOSE TO LOCAL AMENITIES
- MUST VIEW PROPERTY

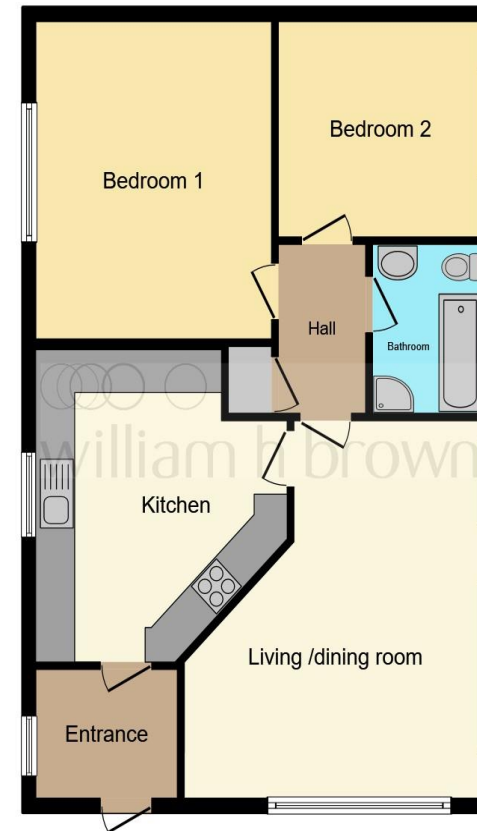
Tenure: Leasehold EPC Rating: Exempt

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£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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Property Ref:
SKG108418 - 0012

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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