



**Kingfisher Drive Beacon Park Home Village, Skegness PE25
1TG**

welcome to

Kingfisher Drive Beacon Park Home Village, Skegness

SOLD WITH NO CHAIN

RECENTLY REDUCED

2 Bedroom Parkhome located on the popular Beacon Park Home Village in Skegness which is a residential site for over 55's. The Property consists of

2 Good sized Bedrooms with the master having an en suite, Lounge, Diner, Kitchen & Bathroom

Entrance

Entrance door leads into the hallway which has a storage cupboard, radiator and doors into the following rooms

Additional Charges

There is a monthly ground rent charge - please speak to the Branch to confirm charges and any additional fees.

Lounge

15' 3" Max x 19' 7" Max (4.65m Max x 5.97m Max)
Has a window to the front and side elevation and two radiators. There is ample space for a dining table if required.

Kitchen

11' 7" x 7' 3" Min to cup (3.53m x 2.21m Min to cup)
Comprising of wall, base and drawer units with worktop space over, sink, storage cupboard, radiator, window and door to the side elevation.

Bedroom 1

10' 6" x 9' 7" (3.20m x 2.92m)
Has fitted wardrobes and dressing table, window, radiator and a door leading into:

En-Suite

Has a walk in shower, WC, sink with vanity storage, radiator and an opaque window.

Bedroom 2

9' 9" x 9' 7" (2.97m x 2.92m)
Has fitted wardrobes and dressing table, window and radiator.

Bathroom

Has a bath, WC, sink, radiator and an opaque window.

External

Externally, the property benefits from a wrap around low maintenance garden with driveway and garage.





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welcome to

Kingfisher Drive Beacon Park Home Village, Skegness

- ***NO CHAIN***
- 2 BEDROOM PARKHOME
- OVER 55'S RESIDENTIAL SITE
- CLOSE TO PUBLIC TRANSPORT LINKS
- SHOPS NEARBY

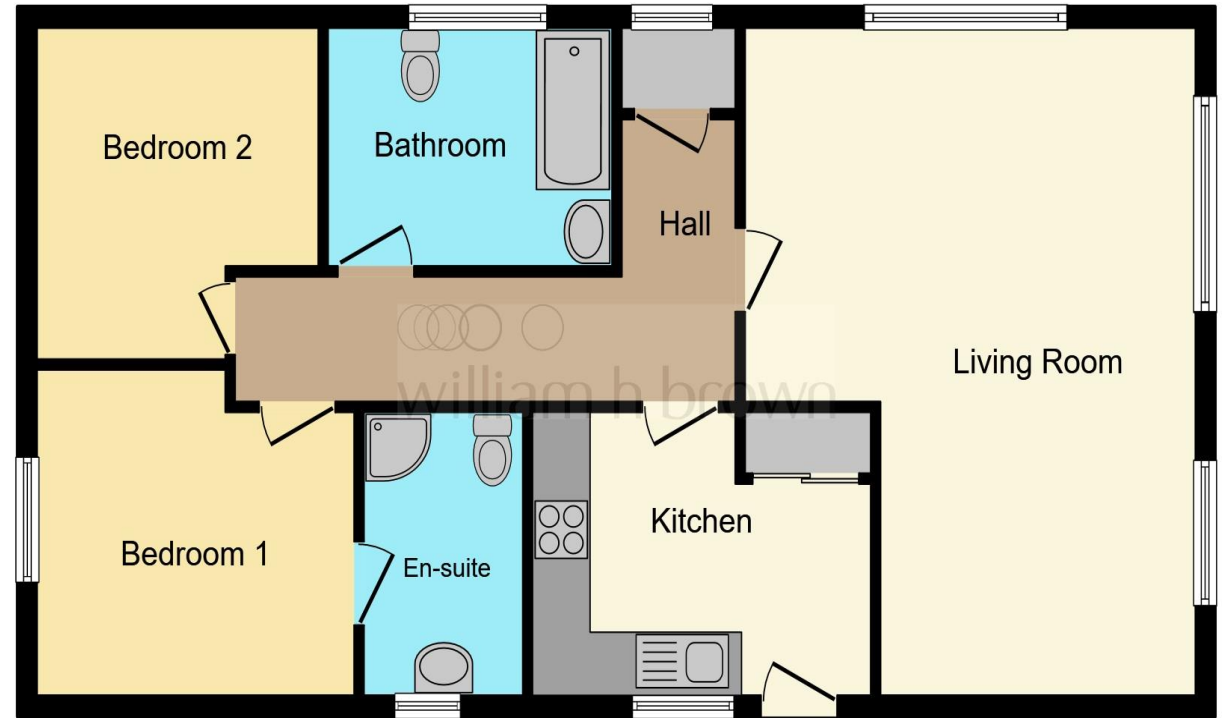
Tenure: Leasehold EPC Rating: Exempt

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.

£78,000

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:
SKG108560 - 0020

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.

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