



Kingfisher Drive Beacon Park Home Village, Skegness PE25 1TG

welcome to

Kingfisher Drive Beacon Park Home Village, Skegness

****GUIDE PRICE £120,000 TO £125,000****

2 Bedroom Parkhome located on Beacon Park Home Village. In brief, the property comprises of Entrance Porch, hallway, Lounge/ Dining area, Kitchen, Conservatory, Shower Room & 2 Bedrooms. Externally, the property benefits from a Driveway, Garage and Garden area.

Entrance Porch

5' 8" x 3' 3" (1.73m x 0.99m)

Accessed by a Upvc single door in to the Entrance Porch.

Entrance Hall

Radiator, loft hatch access and storage cupboard which also houses the boiler.

Lounge/ Dining Area

19' 5" x 13' 4" (5.92m x 4.06m)

Windows to two elevations with a large feature window to the front elevation, feature fire place with surround and hearth, three radiators and an additional dining room area off the lounge with window.

Kitchen

12' 9" x 9' 6" (3.89m x 2.90m)

With a range of wall, base and drawer units, integrated oven, hob and extractor hood, sink and drainer and window and door to the side elevation.

Conservatory

7' 10" x 9' 3" (2.39m x 2.82m)

With windows to three elevations and a sliding to leading out to the rear garden.

Bedroom One

9' 7" x 11' 11" (2.92m x 3.63m)

With windows to two elevations and fitted wardrobes and cupboards offering ample storage space.

Bedroom Two

9' 7" x 9' 6" (2.92m x 2.90m)

With built in wardrobes and vanity space, radiator and door leading into the conservatory.

Shower Room

With walk in shower, Wc, sink, towel radiator and opaque window.

External

The front and rear garden are low maintenance and the front has a driveway which leads up to the garage. To the rear, there is a gate access and steps leading up to the conservatory. The Park Home also benefits from an outside Store.

Agents Note

There are a number of obligations on both Sellers and Buyers when completing the process for purchasing a Park Home and we recommend taking advice from a Solicitor or other Professional - independent from the Seller or Site Owner - when buying a home).

Sites often have requirements specific to the purchase of a property and to 'the Site' in general, which could include paying the Site Owner's commission. Intending Purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Guidance can be sought from Park homes - GOV.UK (<https://url.uk.mimecastprotect.com/s/gc5fC0VR8HG4nMj4CDmQqv?domain=gov.uk>)





view this property online williamhbrown.co.uk/Property/SKG108970



welcome to

Kingfisher Drive Beacon Park Home Village, Skegness

- ***NO CHAIN***
- PARKHOME
- 2 BEDROOMS
- DRIVEWAY & GARAGE
- GARDEN

Tenure: EPC Rating: Exempt

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 packs.

guide price

£120,000

directions to this property:

See Multi-Map illustration



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SKG108970



Property Ref:
SKG108970 - 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.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk