



Waysmeet, 70 Sea Road, Chapel St Leonards

£450,000



**Willsons**  
SINCE 1842



Waysmeet, 70 Sea Road  
Chapel St. Leonards Skegness  
Lincolnshire, PE24 5RX

### "AGENT'S COMMENTS"

*An opportunity to purchase a spacious 5 bedroom family residence with adjoining 2 bedroom annex allowing multi-generational living or holiday letting with spacious grounds and twin garages close to the centre of this popular coastal village. The accommodation comprises a detached house with 5 bedrooms (master ensuite), hall, lounge, family room, breakfast kitchen, sun room, bathroom and first floor cloakroom together with a separate annex comprising: Porch, lounge, kitchenette, 2 bedrooms, shower room and wc. All having the benefit of 10 roof mounted solar panels, Upvc double glazing, oil fired central heating, twin garages and parking, large gardens, caravan and outdoor leisure area. Must be viewed to be fully appreciated.*

### LOCATION

*Chapel St. Leonards is a coastal village with sandy beaches situated in East Lincolnshire. It benefits from a primary school, doctor's surgery, range of shops including food store with post office and a variety of eateries. It is situated approximately 7 miles north of the coastal resort of Skegness with regular bus services running. Skegness has a railway station, secondary schools both grammar and comprehensive, range of shops and supermarkets and a hospital, dentists, and leisure facilities including swimming pools, cinema and theatre.*



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16 Algitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E. skegness@willsons-property.co.uk  
<https://www.willsons-property.co.uk>



### Accommodation

Upvc double glazed front entrance door with side screen opening into:

### Reception Hall

With radiator, stairs to the first floor.

### Lounge

15'10" x 14' plus bay (4.83m x 4.27m plus bay )  
Upvc double glazed bay window to front, Upvc double glazed side windows, TV point, radiator.

### Family Room

14' x 13'10" plus bay (4.27m x 4.22m plus bay)  
Measured into chimney. Upvc double glazed bay window to front, Upvc double glazed window to side, log burning stove in tiled hearth, door to:

### Kitchen

13'10" x 13'10" (4.22m x 4.22m)  
With a range of natural oak doored wall and base units with worksurfaces incorporating stainless steel double drainer sink with mixer tap, splash-back tiling, electric cooking range with concealed hood over, breakfast bar, tiled floor, Upvc double glazed windows.

### Sun Lounge

15'4" x 14'10" max (4.67m x 4.52m max)  
Having Upvc double glazed windows and door, radiator, recessed washing machine and dryer, having a solid roof.

### Bathroom

5'9" x 5'7" (1.75m x 1.70m)  
Equipped with a spa bath, shower cubicle, wash hand basin, wc, radiator, tiled walls, extractor fan.

### Bedroom 1 (Ground Floor)

13'10" x 12' incl ensuite (4.22m x 3.66m incl ensuite )  
Having Upvc double glazed window, radiator, built-in wardrobes. The Ensuite has a shower cubicle with multi point shower, wash hand basin with cupboard below, wc.

### First Floor Galleried Landing

Upvc double glazed window, radiator.

### Bedroom 2

14' x 10'6" (4.27m x 3.20m)  
Part sloping ceiling. Upvc double glazed window, radiator.

### Bedroom 3

14' x 8' max (4.27m x 2.44m max)  
Part sloping ceiling. Upvc double glazed window to side, radiator.

### Bedroom 4

14' x 9' max (4.27m x 2.74m max)  
Part sloping ceiling. Upvc double glazed window, radiator.

### Bedroom 5

14' x 6'9 (4.27m x 2.06m)  
Part sloping ceiling. Upvc double glazed window to side, radiator.

### Cloakroom

5'10" x 2'6" (1.78m x 0.76m)  
Comprising wc, wash basin, Upvc double glazed window.

### Annex

A single glazed door opens into:

### Entrance Porch

With tiled floor, radiator.

### Lounge

11'9" x 8' (3.58m x 2.44m)  
Upvc double glazed window, radiator, TV point.



### **Kitchenette**

7'10" x 6' (2.39m x 1.83m)

Having built-in wall and base units with worksurfaces, electric oven, Upvc double glazed window, radiator.

### **Bedroom 1**

10'10" x 7'1" (3.30m x 2.16m)

Upvc double glazed window, radiator.

### **WC**

Tiled walls, wc, Upvc double glazed window.

### **Bedroom 2**

10'10" x 7'5" (3.30m x 2.26m)

Upvc double glazed window, radiator.

### **Shower Room**

7'9" x 3'9" (2.36m x 1.14m)

Tiled shower cubicle with electric shower, wc, radiator.

### **Exterior**

The property occupies a prominent position on the corner of Sea Road and St Leonards Drive with lawned gardens to front having screen privet hedging and a gravel drive off St Leonards Drive leading to the twin garages.

### **Garage 1 - games room**

22'3" x 15' (6.78m x 4.57m)

Having wooden front vehicle rear personal doors, light and power, housing the Worcester floor mounted oil fired central heating boiler and hot water cylinder, drinks bar, opening into:

### **Garage 2**

19'8" x 15'3" (5.99m x 4.65m)

With up and over vehicle door, light and power.

### **Wooden Outdoor Leisure Area**

Situated to the side of the property with pergola topped seating area and adjoining brick built BBQ.

### **Rear Garden**

The rear garden leads to the static caravan being 4 berth with wc, shower room, 2 bedrooms and lounge/kitchen. To the rear of the caravan is a "secret garden" being lawned with mature shrubs and pond.

### **Tenure & Possession**

The property is Freehold with vacant possession upon completion.

### **Services**

We understand that mains electricity, water and drainage are connected to the property. There is an oil fired central heating system installed at the property. Note: The 10 solar panels sited on the roof belong to the property.

### **Local Authority**

Council Tax Band 'E' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### **Energy Performance Certificate**

The property has an energy rating of 72C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 4200-8362-0322-4120-3823.

### **Directions and Plan**

Proceed northwards of out Skegness on the A52 coast road towards Mablethorpe, take the second turning right into Chapel St Leonards and proceed to the bridge and turn left whereupon the property will be found on the right hand side at the junction with St Leonards Drive with vehicular access being obtained off St Leonards Drive.

The boundaries of the property are shown outlined in blue on the attached plan.

### **Viewing**

Viewing is strictly by appointment with the Skegness office at the address shown below.



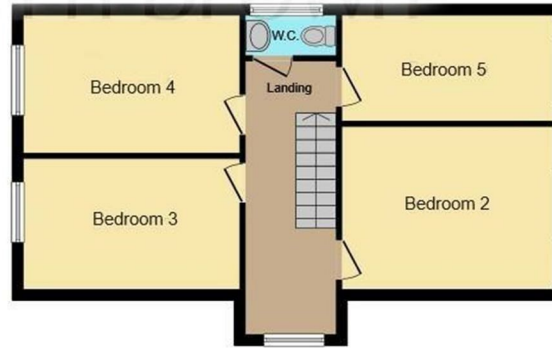








Ground Floor



First Floor



Annex



**FLOORPLAN** Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

