



**OXFORD**  
FAMILY ESTATES



## 8 Eastfields Park, Chapel Point, Chapel-St-Leonards PE24 5US

**£110,000**

- Leasehold
- 2 Bedroom Detached Bungalow
- Well Maintained Site
- North Sea Observatory with cafe
- Communal Parking
- Move in ready - fully furnished
- Close to the Beach
- Local shop,garage and Pub within short distance
- Main Bus routes Nearby
- Phone Lines Open 8am-8pm(7 Days a Week)

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**Property Type:** Detached Bungalow



**Council Tax Band: A**

**Tenure: Leasehold**

NO CHAIN - Oxford Family estates are pleased to be bringing onto the market this 2 Bedroom leasehold Bungalow on the popular site of Eastfields Park very close to the beach. Beautifully finished, fully furnished and ready to move in, this property is ideal for those looking to downsize and enjoy life by the sea. Set in the popular Chapel Point, it is close to the popular attraction of the North Sea Observatory and the beach, but still within walking distance to shops, pubs and the main village.

**Leasehold**

The lease is 99 years from April 1988. 11 month occupancy.

The service charge is £2601.39 inclusive of vat per annum, (includes ground rent, maintenance & Insurance)

The seller pays 3% plus VAT of sale price to the site and pay sites' legal fees.

**Lounge**

With wall mounted TV in full width display shelving and electric fireplace fitted below. Upvc double glazed sliding door to the front, with opening through tot he kitchen .

**Kitchen**

Modern kitchen fitted with a range of wall and base units in a gloss cream with dark wood effect worktops and matching splash backs. Fully equipped with integrated electric oven, ceramic hob, extractor hood, integrated lamona dishwasher, beko washing machine and tumble dryer and Hotpoint tower fridge-freezer.

**Bedroom 1**

Double bedroom with fitted suite of wardrobes drawers and up and over cupboards over the bed. Upvc double glazed window to the rear.

**Bedroom 2**

Ample single bedroom with Upvc double glazed window to the front.



## Bathroom

Fitted with walk in shower enclosure with thermostatic mixer shower. Vanity unit sink and toilet, with obscure Upvc double glazed window to the rear.

## Outside

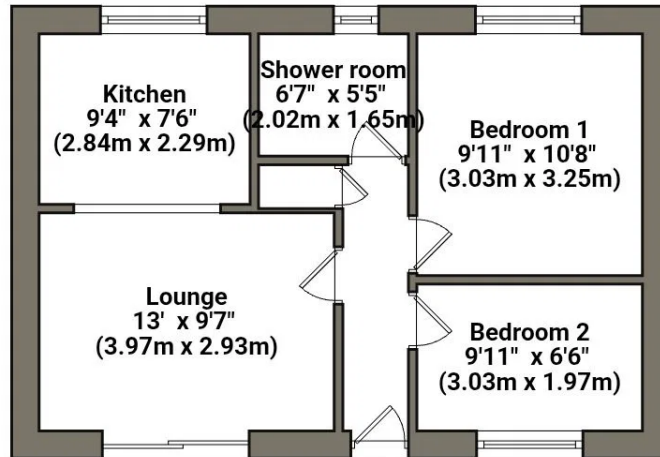
There is a covered veranda the full width of the bungalow to the front with external power. There is a path of slabs around the sides and rear with a lean to shed for additional storage. There is communal parking nearby.

## Chapel St Leonards

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.





Floorplan is for layout purposes only and should not be used for structural purposes.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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