

Buy. Sell. Rent. Let.



18 Sea Lane, Ingoldmells, PE25 1RT



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Guide Price £18,000

When it comes to  
property it must be

  
lovelle





Guide Price £18,000



### Key Features

- Sold Via Modern Auction
- Over 50's Parkhome
- Pleasant Aspect Over Green Area
- Close to Shops & Amenities
- Popular Site in Coastal Village
- EPC rating Exempt
- Tenure: Leasehold





**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £18,000 This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.**

Park home on popular site, in well served, coastal village! Over 50's park home site just over 1/2 a mile from the golden, sandy beach and within a few hundred metres of the shops, pubs, restaurants, cafes and bus services. The park home has; hallway, double bedroom, bathroom, kitchen-diner, lounge with gardens all around and pleasant aspect over green area. The property has central heating to radiators from solid fuel fire in lounge and immersion hot water tank.

## Hall

Entered via aluminium double-glazed door with doors off to the bathroom, bedroom and;

## Kitchen-Diner

3.59m x 2.39m (11'10" x 7'10")

With UPVC windows to both sides, radiator, fitted base and wall cupboards, work surfaces with stainless steel sink, freestanding gas cooker, space for washing machine, space for fridge-freezer, cupboard housing hot water tank, door to;

## Lounge

3.64m x 3.59m (11'11" x 11'10")

UPVC bow window to the front aspect, UPVC window to the side aspect, UPVC door to the side aspect, solid fuel fire with back boiler to radiators.

## Bathroom

2.41m x 1.28m (7'11" x 4'2")

With UPVC window, radiator, low level wc, panelled bath with electric shower over, wash hand basin.

## Bedroom

3.59m x 2.24m (11'10" x 7'4")

UPVC window to the rear aspect, radiator, fitted wardrobes.

## Outside

Accessed via footpath in between number 17 & 21. With gardens all around laid to paving and veg plots with metal shed and coal bunker. Pleasant aspect over communal green area. The site has car parks throughout so there is car parking space within 50 metres.

## Services

The property has mains water, sewerage and electricity and solid fuel central heating. The ground rent and maintenance charges are £ 1790.64. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Location

Located on the Popular RESIDENTIAL OVER 50's Sunnyside Park in Ingoldmells. Well served with various shops, mini supermarket, doctors, pubs/restaurants, cafes and regular bus services.

## Directions

From our office on Roman Bank follow the A52 for approx. 4 miles. Take a right turn onto Sea Lane, The ship pub is on the corner of the junction. Follow the road for a few 100 yards. Turn right into the park and go straight on and continue straight on and park in the car park at the bottom.

## Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.  
<https://moverly.com/sale/XLFA4bYQFKac4dLCyFUBQk/view>

## Material Information Data

Council Tax band: A  
Tenure: Leasehold Parkhome Ground Rent & Maintenance charges £ 1790.64  
Property type: Park home  
Property construction: Standard construction Parkhome  
Energy Performance rating: No Certificate- exempt  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: solid fuel central heating is installed.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great  
Parking: Communal car park  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: No  
Long-term area flood risk: Yes  
Historical flooding: No  
Flood defences: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: None  
Coal mining area: No  
Non-coal mining area: No

## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.



## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

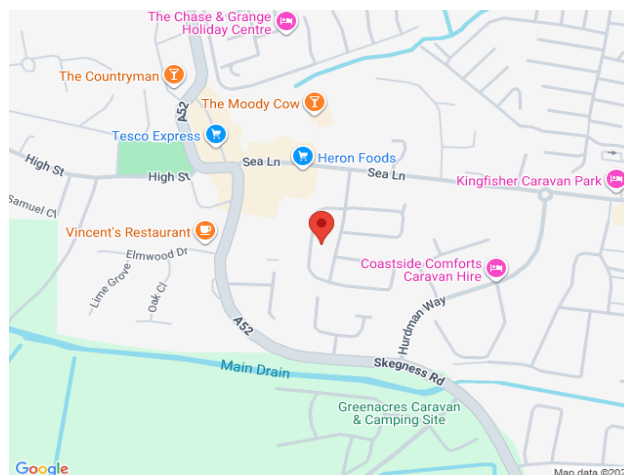
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Notes

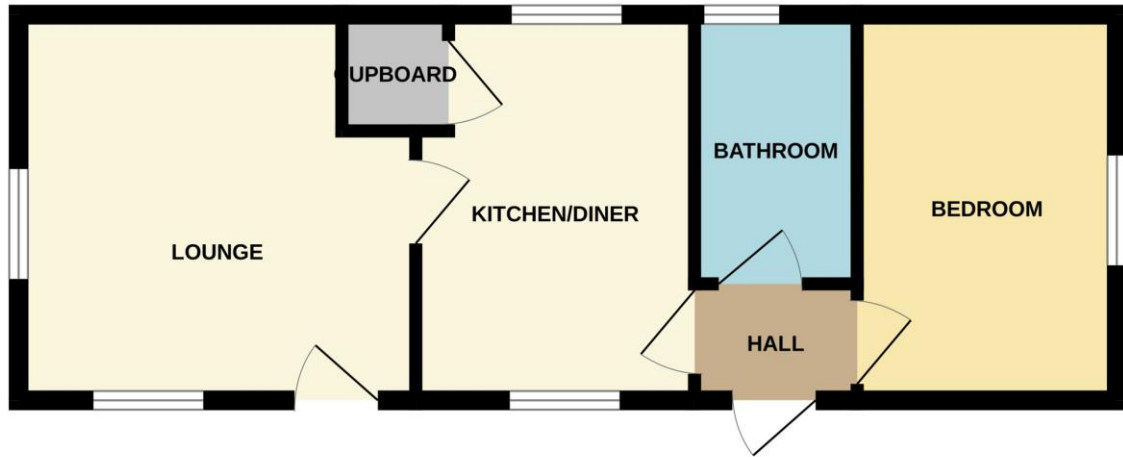
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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When it comes to **property**  
it must be

  
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