



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

**welcome to**

## **Kingfisher Drive Beacon Park Home Village, Skegness**

Beautifully presented over 55's residential park home located within the popular Beacon Park Home Village in Skegness, offering spacious living accommodation including lounge, dining area, conservatory, two double bedrooms, gardens, garage, shed and off-road parking.

### **Entrance Porch Lounge**

19' 7" x 13' 7" ( 5.97m x 4.14m )  
4 UPVC windows with 3 double panelled radiators.  
Nice and spacious with beam's.

Home. Please speak with the Branch for further information on Ground Rent charges.



### **Dining Room**

7' 8" x 7' 8" ( 2.34m x 2.34m )  
4 seater dining table with power points and a TV aerial.

### **Kitchen**

13' 7" x 9' 7" ( 4.14m x 2.92m )  
Integrated cooker and hob with a wall and base unit.  
A sink with mixer taps, UPVC window and boiler.

### **Conservatory**

7' 3" x 8' 4" ( 2.21m x 2.54m )  
Patio doors and windows to rear.

### **Bedroom One**

10' 3" x 9' 7" ( 3.12m x 2.92m )  
Spacious double room with a radiator. Built in wardrobes.

### **Bedroom Two**

9' 7" x 9' 2" ( 2.92m x 2.79m )  
Double sized room with built in wardrobes and a toilet and shower.

### **Bathroom**

Shower and WC with a sink tiled and UPVC window.

### **Garage**

16' x 8' 3" ( 4.88m x 2.51m )  
Up and over door electrics.

### **Agents Note**

This is an all year round Over 55's Residential Park





***view this property online*** [williamhbrown.co.uk/Property/SKG110140](http://williamhbrown.co.uk/Property/SKG110140)



welcome to

## Kingfisher Drive Beacon Park Home Village, Skegness

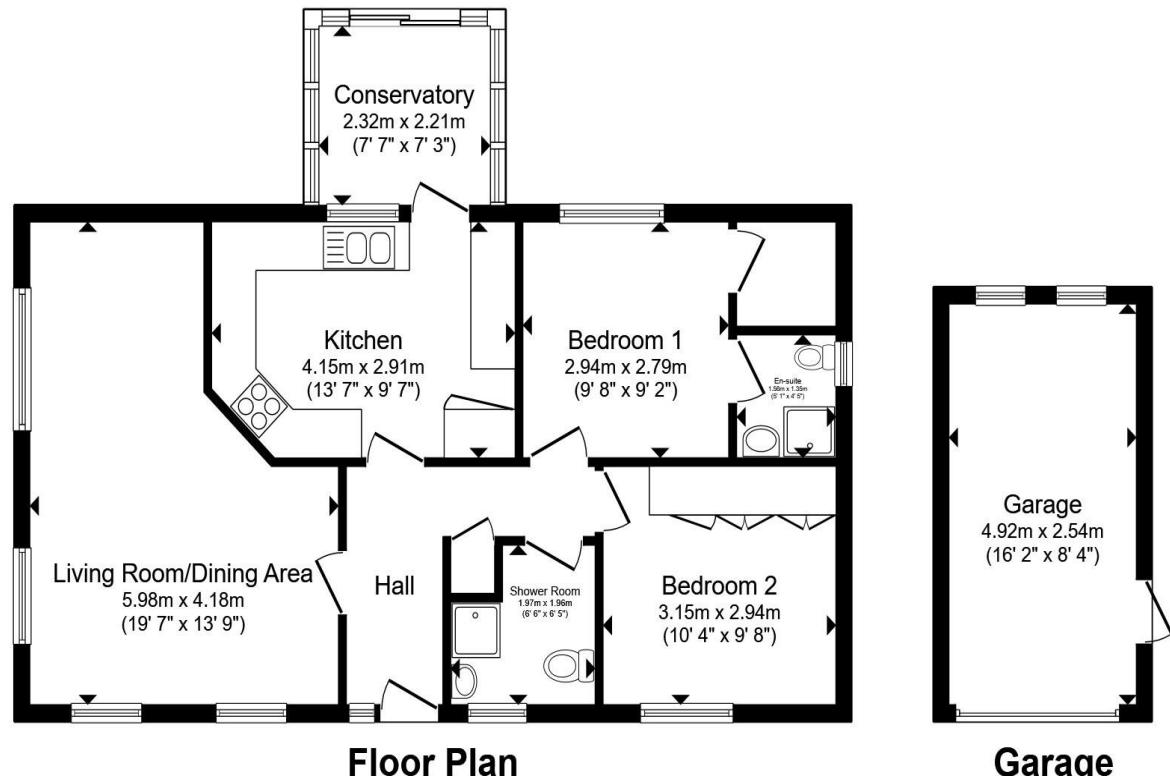
- Over 55's residential park home
- Well presented throughout
- Spacious lounge and dining area
- Conservatory
- Two double bedrooms

Tenure: EPC Rating: Exempt

Council Tax Band: A

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.

**£150,000**



Total floor area 83.0 m<sup>2</sup> (894 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**view this property online** [williamhbrown.co.uk/Property/SKG110140](http://williamhbrown.co.uk/Property/SKG110140)



Property Ref:  
SKG110140 - 0005

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](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)

 **william h brown**