



**OXFORD**  
FAMILY ESTATES



## 142 Holiday Village , Eastfield Park St. Leonards Drive, PE24 5UZ

**£22,000**

- Leasehold
- 1 Bedroom
- Popular Holiday Park
- Near to Local Shop, Pub and Bus Routes
- Short Distance to Village Centre
- Chalet
- Communal Parking
- Stones Throw from Beach
- Close to Local Attraction North Sea Observatory
- Phone Lines Open 8am-8pm(7 Days a Week)

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

**Property Type: Chalet**



## Council Tax Band: A

Oxford Family Estates are delighted to be marketing this holiday chalet set on the popular Eastfields Holiday Park. Just a short walk to the beach and the North Shore Observatory with a cafe. An ideal opportunity to have a home from home by the sea to share with family and friends. So make the most of this summer and enjoy holidays on the east coast with all it has to offer.

### Conservatory

Enter the chalet through the Upvc double glazed door from the slabbed pathway, into the long conservatory running the length of the chalet. Flexible space to use as both dining and additional lounge space, or with a pullout bed as a 2nd sleeping room, double doors leading out to the courtyard.



### Lounge area

Step inside the chalet into the lounge area leading onto the kitchenette. Currently laid out with 2 x 2 seater settees and a side board, centred around an electric wall mounted fire. With JVC 32" TV and soundbar fitted.



### Kitchenette

Fitted with a range of wall and base units in a gloss white with lack worktops and white tiled splash backs. Integrated Lamona electric fan oven and ceramic hob with extractor fitted above. Stainless steel sink with mixer tap. Microwave, toaster and kettle with a range of cutlery and crockery. Integrated fridge with freezer compartment.



## Bedroom

A large double bedroom currently laid out with double bed, bedside cabinets, wardrobe and small set of drawers. Upvc double glazed windows to both the front and rear. Cupboard houses the consumer unit.

## Shower Room

Walk-in shower enclosure with sliding door and Triton electric shower fitted. Vanity unit sink and toilet with wall mounted cabinet.

## Outside

There is a wooden gate to access the courtyard area, which is slabbed as a patio area with both a metal storage box and plastic storage box fitted.

## 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.

## Costs

Ground Rent 01/04/2025 - 31/03/2026 - £96 + VAT

Maintenance 01/01/2025 - 31/12/25 - £612.28 + VAT  
(Variable every year)

Ground Rent increases every 7 years by 12.5%. Next increase 2027.

Extension 1/4/25 to 31/03/26 £51 + vat

## Leasehold

63 year lease from 1st April 1971. (Lease ends in 2034, and we are currently unable to advise whether the park will extend the leases or not).

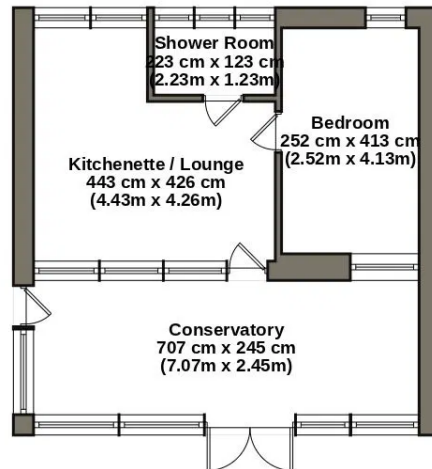
Owners are to use and occupy the chalet for a holiday dwelling only.

For use from 1st April to 31st October every year.

The site is closed during the winter months from 1st November to 31st March

The owner has 28 day use during the winter closure months





Floorplan is indicative of layout only and should not be used for accurate measurement or structural purposes.  
Maximum room dimensions shown.



01754 228 485

[sales@oxfordestates.co.uk](mailto:sales@oxfordestates.co.uk)

<https://oxfordestates.co.uk/>

