



**OXFORD**  
FAMILY ESTATES



## 119 Eastfield Holiday Park ,St. Leonards Drive, Chapel-St-Leonards,PE24 5UZ

**£15,000**

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

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

**Property Type: Chalet**



**Council Tax Band: A**

**Tenure: Leasehold**

Oxford Family Estates are pleased to bring onto the market this holiday chalet set on the popular Eastfields Holiday Park. Close to the North Sea Observatory and cafe it makes for an ideal home from home on the east coast. With 2 bedrooms and a private outdoor area it is ideal to spend time this summer with friends and family.

### **Lounge / kitchenette**

Enter the chalet through the Upvc double glazed door into the lounge area. Currently laid out with two double sofas, coffee table and TV cabinet. With upvc double glazed front. (Note: some panes have blown).

The kitchenette is fitted with a range of wall and base units in a gloss white with black worktops. With integrated electric fan oven and ceramic hob with extractor fitted above. Integrated fridge with under counter freezer below. Stainless steel sink with mixer tap and drainage board. Currently equipped with a range of cutlery and crockery.



## Bedroom 1

Main bedroom, currently laid out with a small double, single wardrobe and cupboards across the bed and a corner cabinet fitted. Upvc double glazed window to the front (blown).

## Bedroom 2

Currently laid out with bunk beds, there is also a cupboard with sliding door housing the electric hot water tank and providing additional storage space.

## Bathroom

Panelled bath with Triton electric shower fitted above, with curtain. Pedestal sink and mirror cabinet above. Low level toilet. Fully tiled with obscure upvc double glazed window to the rear.

## Outside

This chalet is conveniently located right next to the car park for short easy access. External light and power sockets, with slabbed pathway to the front door.

## Costs

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

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

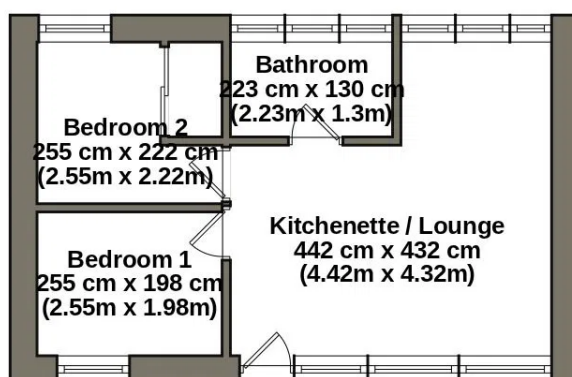
Ground Rent increases every 7 years by 12.5%. Next increase 2027.

## 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.





Floor plan is indicative of layout only and should not be used for structural purposes.  
Maximum room dimensions shown.



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