

Buy. Sell. Rent. Let.



12A Chapel Point, Chapel St Leonards, PE24 5UZ



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£14,500

When it comes to
property it must be


lovelle



£14,500



Key Features

- Holiday Chalet
- Two Bedrooms

- Close to the Beach
- Gated Community
- EPC rating Exempt
- Tenure: Leasehold



OFFERED FOR SALE WITH NO ONWARD CHAIN! Two bedroom leasehold bungalow - Enjoying a secure gated park community setting and offering great access to the nearby recently opened multi million pound North Sea Observatory and Chapel Point Nature Reserve, which is also just a stones throw away from the Award Winning Wide Sandy Beach.

Entrance

Entered via a UPVC door into lounge.

Lounge

4.45m x 2.93m (14'7" x 9'7")

With UPVC window to the front aspect, electric radiator.

Kitchen

2.14m x 1.5m (7'0" x 4'11")

With high frosted/privacy UPVC window to the rear aspect, fitted with a range of base and wall cupboards, with worktops over, inset porcelain sink, space for electric oven (Tricity Tiara), space for under counter fridge (LEC Silverline).

Bathroom

2.2m x 1.39m (7'2" x 4'7")

With a high frosted/privacy UPVC window to the rear aspect, pedestal sink, panel bath, low level WC, shaver point.

Bedroom One

2.6m x 2.01m (8'6" x 6'7")

With UPVC window to the front aspect, storage cupboard (containing consumer unit) and drawers.

Bedroom Two

2.6m x 2.02m (8'6" x 6'7")

With high frosted/privacy UPVC window to the rear aspect (restricted head room due to space for hot water tank).

Outside

There is a small paved court yard to the front with gated access. There is also parking available in the communal car park.

Services

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

Popular coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoys the golden, sandy beach. The promenade continues to Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

Directions

From our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right onto Skegness road (second turning signposted for Chapel St. Leonards), take the next right onto Sea Road, then follow the road for approximately 500 yds, once you have passed the Spar shop on your right, you will see a cross road and then take this left turn on to Ancaster Avenue, follow the road to the end and at the junction turn right onto St. Leonards Drive. Follow the road and take a left turn on the one way road sign posted for Eastfield park. Park at the office and someone will meet you.

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/5nDDnFtC36s1So8nFFuTdn/view>

Material Information Data

Council Tax band: A

Tenure: Leasehold

Lease length: 8 years remaining (63 years from 1971)

Ground rent: £96 plus VAT pa

Service charge: £612.28 plus VAT pa

Lease restrictions: Permission required for alterations inside and out

Insurance is required

Property type: Other

Property construction: Has a flat roof

Energy Performance rating: No Certificate

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing

Broadband: None

Parking: Communal

Building safety issues: Yes

Building safety - defects or hazards: None.

Building safety - work done: None

Building safety - work required to be done: None

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

NB

Occupancy is from the 1st April to the 31st October

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

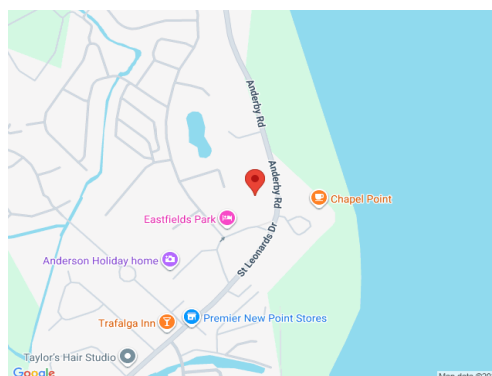
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

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



When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk

