

Buy. Sell. Rent. Let.



19 Sunningdale Drive, Chapel St Leonards, PE24 5TJ



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£125,000

When it comes to  
property it must be

  
**lovelle**



£125,000



### Key Features

- Semi Detached House
- NO ONWARD CHAIN
- Three Bedrooms
- Driveway and Garage
- Downstairs WC
- EPC rating TBC
- Tenure: Freehold





No Chain - A fantastic opportunity to acquire this three-bedroom semi-detached home in a sought-after coastal village. Requiring some modernisation, the property offers great potential to create a stylish and comfortable home. With nice proportioned rooms and a lovely setting, this is an ideal project for buyers looking to add their own touch and enjoy village life by the sea. The property consists of kitchen, lounge/diner downstairs WC, three bedrooms and a family bathroom with an enclosed rear garden, driveway to the side and detached garage at the rear.

### Entrance Hall

Entered via UPVC door, UPVC window to the front aspect, electric storage heater, doors to;

### WC

With UPVC window to the side aspect, low level WC, wash hand basin, extractor fan.

### Storage Cupboard

### Kitchen

2.66m x 2.32m (8'8" x 7'7")

With UPVC window to the front aspect, fitted with a range of base and wall cupboards with worktops over, space for fridge freezer, electric oven, inset stainless steel sink, space for washing machine.

### Lounge/Diner

4.55m x 3.55m (14'11" x 11'7")

With UPVC window and French door to the rear aspect, electric storage heater, door to understairs cupboard.

### Landing

With UPVC window to the side aspect, electric radiator.

### Bedroom One

3.46m x 2.64m (11'5" x 8'8")

With UPVC window to the front aspect, electric radiator..

### Bedroom Two

2.8m x 2.36m (9'2" x 7'8")

With window to the rear aspect.

### Bedroom Three

2.38m x 2.06m (7'10" x 6'10")

With UPVC window to the rear aspect, electric radiator.

### Bathroom

2.27m x 2.07m (7'5" x 6'10")

With UPVC window to the front aspect, panel bath with electric shower over, pedestal sink, low level WC, storage cupboard.

## Outside

With low maintenance patio garden, leading to the detached garage, with personnel door giving side access to the front of the house.

## 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 on the corner of Roman Bank and the One Way System continue along Roman Bank north. Proceed over the lights at the Ship Inn, pass ASDA then take first right onto Sea View Road, and the second left onto Sunningdale Drive and the property will be found marked by our for Sale board.

## Material Information Data

Council Tax band: B

Tenure: Freehold

Property type: Bungalow

Property construction: Standard construction

Energy Performance rating: TBC

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric Heaters

Heating features: Triple glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway and Garage

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

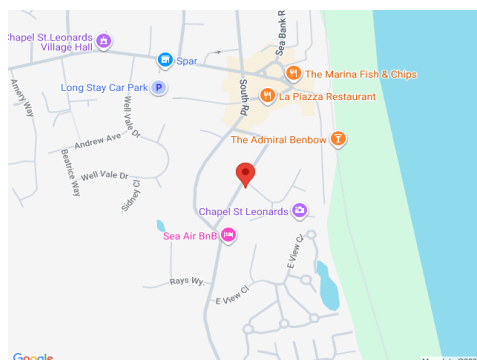
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Agents Notes

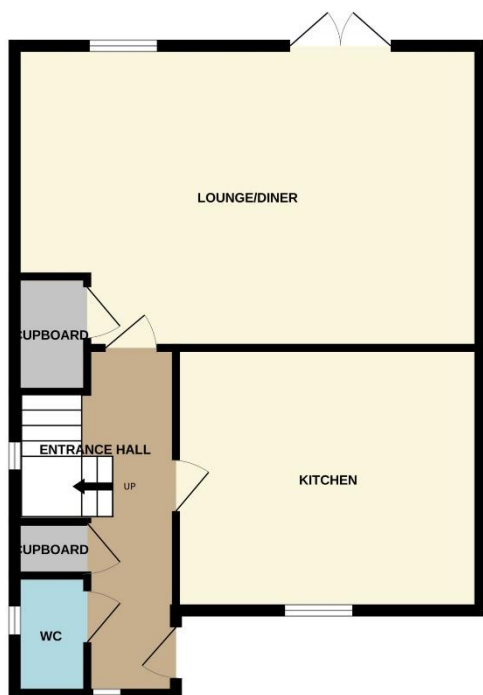
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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

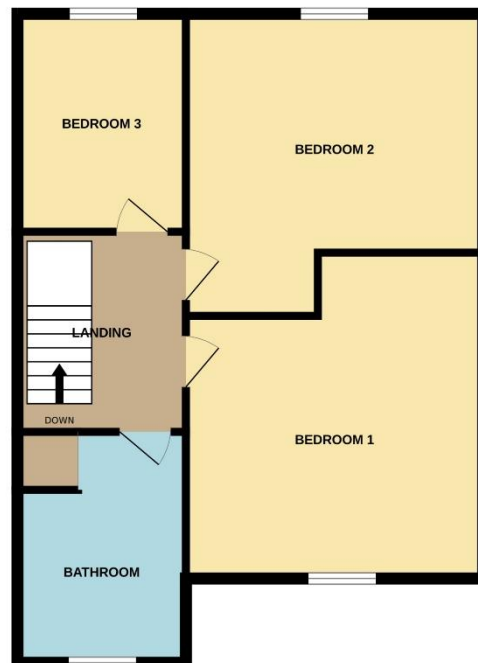
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.

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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