

Buy. Sell. Rent. Let.



36 Four Seasons Park, Chapel St Leonards, PE24 5YZ



2



1



3

£155,000

When it comes to  
property it must be

  
**lovelle**



£155,000



#### Key Features

- Driveway
- Garage
- Two Double Bedrooms
- Dining Room

- No Onward Chain
- Over 55s
- EPC rating Exempt
- Tenure: Leasehold





For sale with NO ONWARD CHAIN!!! Beautifully presented, two double bedroom parkhome situated on a lovely, quiet site, near to the shops and amenities, close to the beach with driveway and garage. A fantastic position on the popular Four Seasons park home site in the pleasant, well served coastal village of Chapel St. Leonards. This two double bedroom park home sits in its own low maintenance garden. The property also benefits from a driveway for several cars leading to the single garage. The accommodation comprises entrance hall, lounge, dining room, kitchen, shower room and two double bedrooms and conservatory. The property has electric heating and upvc double glazing and is for sale with no onward chain.

### Hallway

Upvc door into hallway, with three storage cupboards one housing the hot water tank, doors to;

### Dining Room

2.24m x 3.03m (7'4" x 9'11")

Upvc window to the side aspect, electric storage radiator, doors to;

### Lounge

5.93m x 3.35m (19'6" x 11'0")

Three Upvc windows to the front and side aspects, one electric storage heater, eclectic fire with feature surround, one thermostatically controlled electric radiator.

### Kitchen

2.84m x 3.22m (9'4" x 10'7")

Upvc door and window to the side aspect, array of base and wall cupboards laid with worktop over, two bowl inset porcelain sink with mixer tap, Integrated electric double oven, integrated electric hob with extractor hood over, dishwasher, washing machine and fridge freezer.

### Shower Room

2.02m x 1.67m (6'7" x 5'6")

Upvc window to the side aspect, low level WC, walk in shower cubical with electric shower, vanity wash hand basin, electric storage radiator.

### Bedroom Two

2.9m x 2.48m (9'6" x 8'1")

Upvc window to the rear aspect, electric individually thermostatic radiator.

### Bedroom One

3.69m x 2.91m (12'1" x 9'6")

Upvc window to the side aspect, uPVC double doors to the rear aspect, electric individually thermostatic radiator, doors to;

### Conservatory

2.1m x 2.99m (6'11" x 9'10")

Of upvc construction with a door to the garden.

## Outside

To the front and side of the property is low maintenance gravelled beds surrounded by fencing and with access gates, there is a gravelled driveway for at least two cars leading to the garage, and the rear is laid to paving with a storage shed and greenhouse.

## Services

The property has mains water, sewerage and electricity. 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

Great location in a quiet, well maintained park with lakes and gated access to Sandy Lane and the sand dunes with steps over the sea bank onto the wonderful sandy beach. The popular, well served coastal village of Chapel St. Leonards has amenities to include regular bus services, pubs/restaurants, take-aways, Co-op supermarket, Doctors, various other shops and a beautiful sandy beach.

## Directions

From Skegness take the A52 north, go through Winthorpe, through Ingoldmells and take the first turning into Chapel St. Leonards on Trunch Lane. Continue along and take the right hand turning onto Sea View Close. Carry straight on into the park and take your first right and follow the road, when you see a mini roundabout filled with shrubs you will see the property on your right-hand side marked by our for sale board.

## 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.

## Material Information Data

Council Tax band: A

Tenure: Leasehold

Ground Rent; £208.26 pcm

Property type: Park home

Property construction: Non construction

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

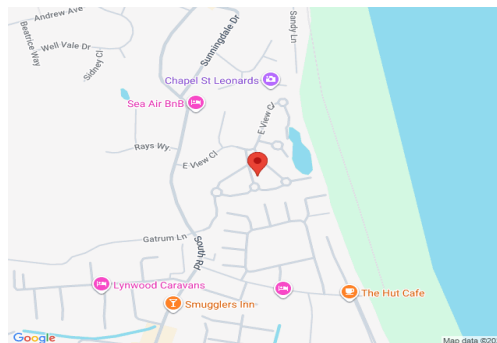
Sewerage: Mains

Heating: Electric

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great



Parking: Gated, Driveway, Off Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: None  
Public right of way: Not Known  
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.

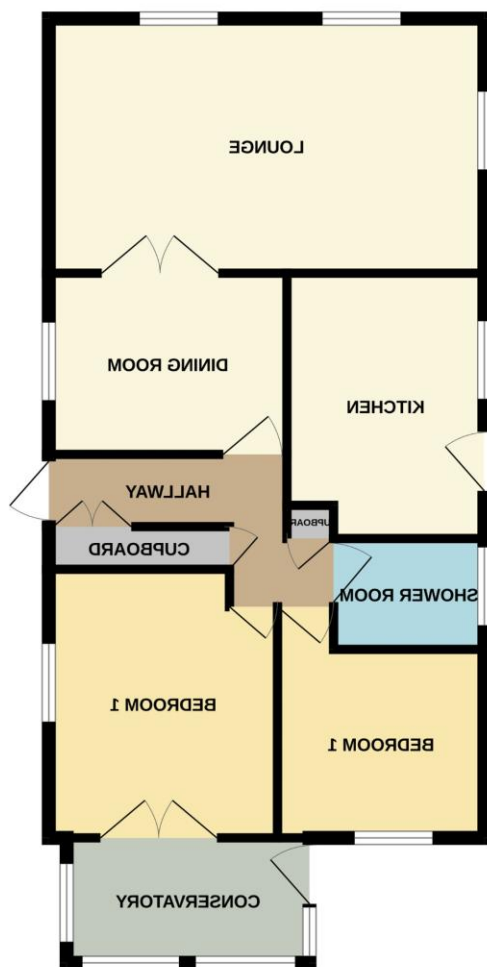
## Agents Notes

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 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements to doors, windows, floors and ceilings are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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lovelle

01754 769769

skegness@lovelle.co.uk