



OXFORD
FAMILY ESTATES



38 Four Seasons Park, PE24 5YZ

£135,000

- Over 55's
- 2 Bedrooms
- Access Ramp
- Tax Band A
- Private Access Gate to Beach.
- Park Home
- Garage
- Low Maintenance Garden
- Close to Village, Shops and Bus Route
- Phone Lines Open 8am-8pm (7 Days A Week)

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Property Type: Park Home



Council Tax Band: A

Oxford Family Estates are pleased to be marketing this 2 Bedroom Park Home on the popular park of Four Seasons in the heart of Chapel-St-Leonards.. Set on a side road this park home benefits from having ramped access and a low maintenance garden. The site has a private lake for residents to fish or just to take a leisurely stroll around and private gated access to the beach.

Dining room

Nice useful dining space next to the kitchen and lounge with sliding Upvc patio doors leading out onto the driveway and garden. Double part glazed doors leading into the lounge.



Lounge

Lovely light lounge with wood effect electric fireplace. Three Upvc double glazed windows to the front and side elevations, with central heating radiators under the front window.



Kitchen

Fully fitted kitchen with base and wall units in a gloss white, inset stainless steel 1&1/2 bowl sink and tiled splash backs.. Electric lamona hob and integrated lamona electric oven at eye level. Space for tower Fridge freezer. Hotpoint washing machine. Built in cupboard housing the LPG Worcester combi boiler. Upvc double glazed window to side elevation and Upvc double glazed door to side elevation.



Hallway

Inner hallway servicing bedrooms and the shower room

Shower room

Vanity unit wash hand basin with low level w/c and low rise walk in double shower with electric shower, mermaid boarded with central heated towel rail and Upvc obscure double glazed window to side elevation.

Bedroom 1

Double Bedroom with Upvc double glazed window to rear elevation, with central heating radiator underneath.

Bedroom 2

Double bedroom currently laid out with Upvc double glazed window to rear elevation and radiator underneath.



Outside

The front of the property is laid to stone with raised flower beds. On the left there is a large block paved driveway leading to a large garage with up and over garage door and side personnel door. On the right there is ramp access to the kitchen door with an artificial grass seating area perfect for sunny afternoons. To the rear of the property is a gravelled garden with 2 sheds.

The Park

Situated on the Park is a lovely fishing lake for residents to use either fishing or sitting around enjoying the wildlife. There is a walkway access to the beach via a secure locked gate. The Park is also PET FRIENDLY. Rules apply, please ask for a copy of the site rules

The site fees including water rates are £214.92 per month and are reviewed annually in January. (Pitch fee element £179.80 and Water element £35.12)

Residents MUST be over 55.

Tenure

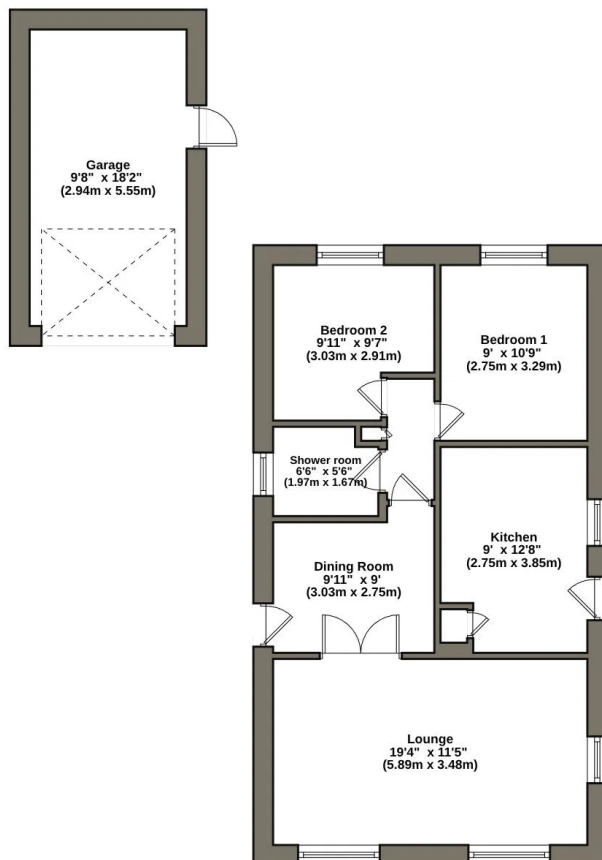
Park homes are neither freehold or leasehold. They are governed by the Mobile Homes act 1983 and the The Mobile Homes (Selling & Gifting) Regulation 2013.

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.





This floorplan is for layout purposes and should not be used for structural purposes.
Maximum room dimensions shown.



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