



17 Kingfisher Drive Beacon Park Home Village

Skegness

NO CHAIN. A 2 Bedroom Park Home situated on a popular residential park for the over 55's with onsite facilities, beautifully landscaped grounds and fishing lakes. The accommodation comprises Hallway, Kitchen, Lounge, 2 Bedrooms and a Shower Room. Occupying a generous plot with low maintenance gardens, parking and a Store. The park home benefits from gas central heating.

Council Tax band: A

Tenure: Mobile Home Act





ACCOMMODATION

Entrance is on the side elevation via a door to the:-

HALLWAY

With radiator.

KITCHEN

11' 9" x 8' 4" (3.58m x 2.53m)

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, gas oven with pull out extractor hood above, space and plumbing for washing machine, space for fridge freezer, pvc windows to the side elevations, radiator, built in cupboard housing the gas central heating boiler.

LOUNGE

12' 1" x 12' 1" (3.69m x 3.68m)

With pvc windows to the front and side elevations, door to the side elevation, radiator, fireplace surround with electric fire.

BEDROOM 1

12' 0" x 9' 4" (3.66m x 2.85m)

With pvc window to the rear elevation, built in wardrobes and dressing table, radiator.

BEDROOM 2

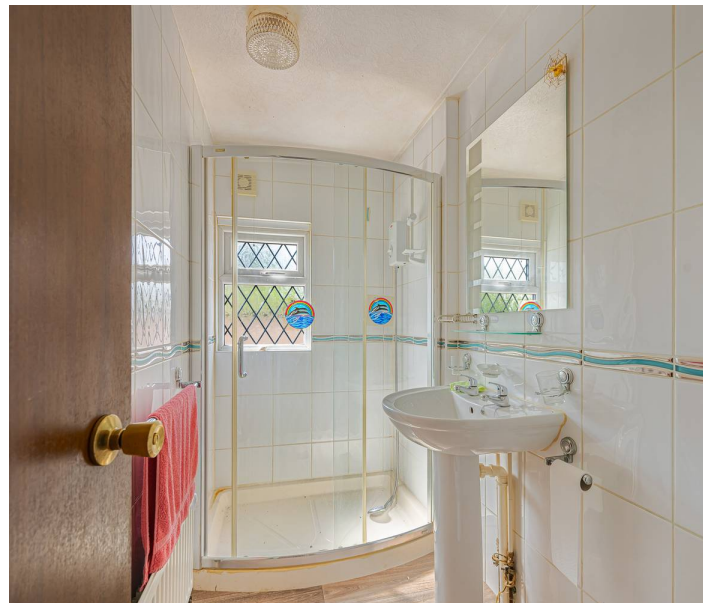
7' 11" x 7' 10" (2.41m x 2.38m)

With pvc window to the side elevation, radiator, built in wardrobe.

SHOWER ROOM

7' 11" x 4' 1" (2.42m x 1.24m)

With large shower enclosure with electric shower, pedestal hand basin, W.C, tiled walls, radiator, pvc window to the side elevation.



OUTSIDE

Standing on a generous plot with stone chipped gardens, paved paths and a small walled patio seating area adjacent to the front door. to the rear is a gravelled parking area and concrete store.

TENURE

Held under the Mobile Homes Act at a monthly pitch fee of £193.91 including water. The park is for the over 55's. A resale of 10% is paid to the park out of the price achieved.

SERVICES

The property has mains gas and electricity and drainage connected. Heating is via a gas central heating boiler served by radiators. Water is provided by the park and included in the pitch fee. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1,546.45

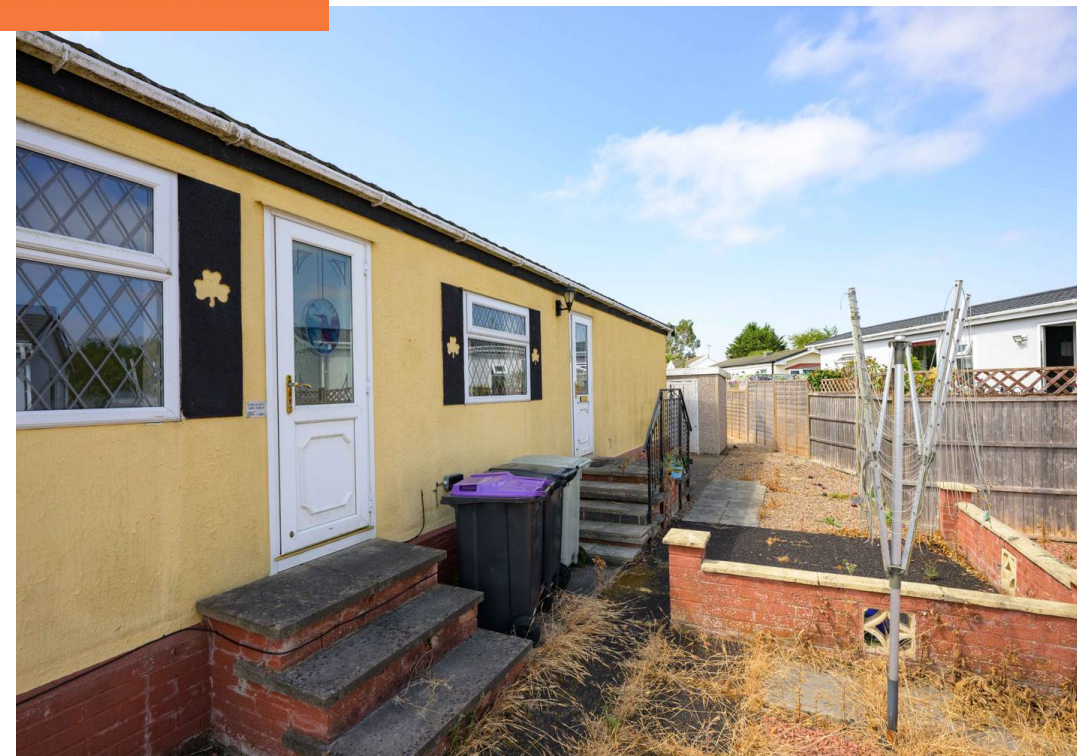
AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





 **NEWTON FALLOWELL**



Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



Total area: approx. 43.9 sq. metres (472.8 sq. feet)

Newton Fallowell Estate Agents

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