



23 Eastfield Park,  
Chapel St Leonards, PE24 5US



**£114,950**

- NO CHAIN
- BEAUTIFULLY PRESENTED
- CLOSE TO BEACH & NORTH SEA OBSERVATORY
- POPULAR PARK
- LEASEHOLD
- EPC RATING D
- COUNCIL TAX BAND A



**NO CHAIN.** A beautifully presented and well maintained Leasehold Bungalow on a popular park situated in close proximity to the beach and the North Sea Observatory at Chapel Point. The accommodation comprises, Front Verandah, Entrance Hall, Lounge, fitted Kitchen, 2 Bedrooms and a Bathroom. EPC Rating D

### ACCOMMODATION

Entrance is on the front elevation via a pvc door to the:-

### HALL

With electric storage heater, access to roof space, built in airing cupboard housing the hot water cylinder.

### LOUNGE

3.12m x 4.05m (10'2" x 13'4")

With pvc sliding patio doors to the front elevation, electric storage heater and arched opening to the:-

### KITCHEN

2.37m x 2.93m (7'10" x 9'7")

Fitted with base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, built in oven, inset electric hob with extractor hood above, spaces for washing machine and slimline dishwasher, pvc window to the rear elevation.



### BEDROOM 1

3.01m x 3.28m (9'11" x 10'10")

With pvc window to the rear elevation, electric storage heater, built in wardrobes.

### BEDROOM 2

2.22m x 3.01m (7'4" x 9'11")

With pvc window to the front elevation, electric storage heater.

### BATHROOM

1.67m x 1.99m (5'6" x 6'6")

With panelled bath with direct shower over, pedestal hand basin, W.C, tiled walls and floor, pvc window to the rear elevation.

### OUTSIDE

To the front is a neat paved and covered verandah with garden store. Paths either side of the property provide further seating areas and allow access to the communal lawned gardens and parking area.



## TENURE

Leasehold for a term of 99 years from 6th April 1988. Ground rent and maintenance charges (including insurance) for 2024 £2,777.24.

## SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage heaters.

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 - 2024/25 - £1,440.48

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

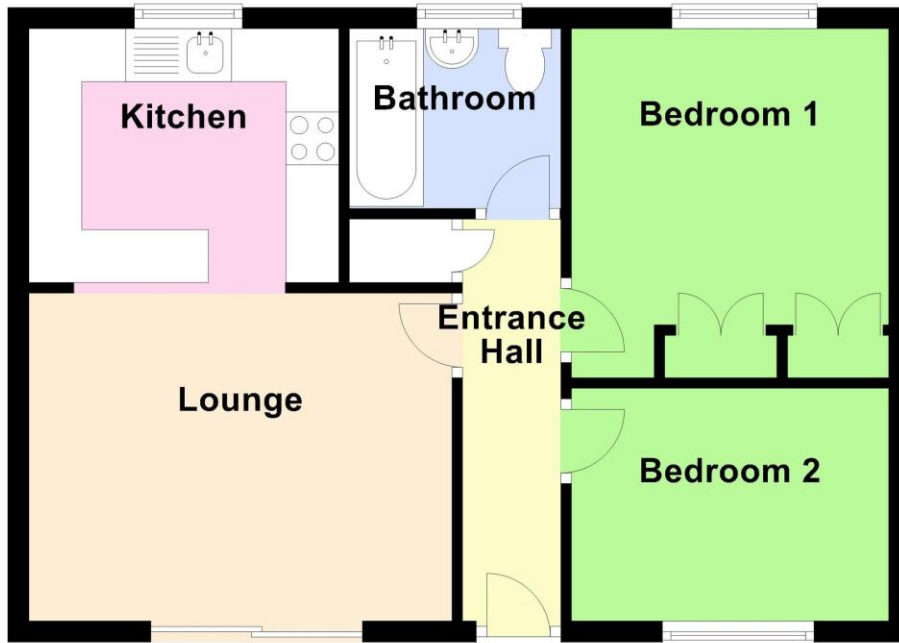
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



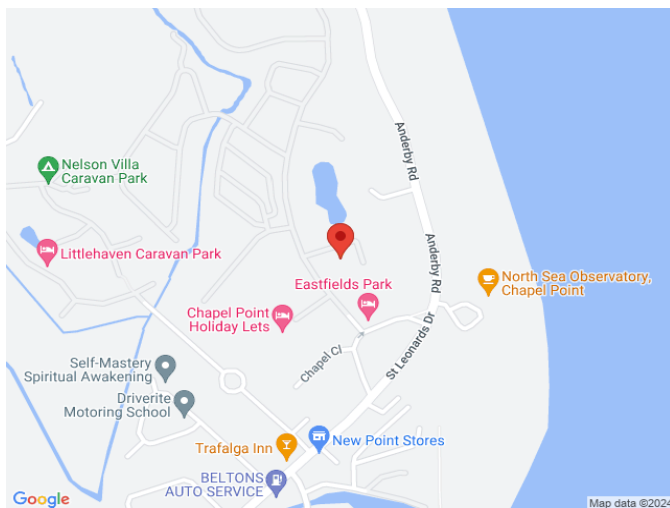
# Floorplan

## Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



Total area: approx. 45.5 sq. metres (490.1 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 57 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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