

Buy. Sell. Rent. Let.



33 Sunnyside Park, Sea Lane, Ingoldmells, PE25 1SA



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£50,000

When it comes to
property it must be


lovelle



£50,000



- Key Features**
- Over 50s Park Home
 - Lounge
 - Kitchen
 - Double Bedroom

- Shower Room
- Allocated Parking Space
- EPC rating Exempt
- Tenure: Leasehold



For sale with NO ONWARD CHAIN A Parkhome for over 50's with garden and residents parking in a popular coastal village! The accommodation comprises; hallway, shower room, double bedroom with fitted wardrobes, kitchen and lounge with gas central heating and UPVC double glazing. There is car parking at either end of the road for resident parking. The village has good local amenities including mini supermarket, butcher, doctors, cafes, pub/restaurants, various other shops and regular bus services.

Entrance

Steps up allow access to the side entrance door to;

Lounge

With UPVC windows to the front and side aspects, radiator, door to;

Kitchen

Fitted with a range of base and wall cupboards with complementary work tops over, two UPVC windows to both aspects, space for appliances, stainless steel sink with mixer taps over, tiled splash backs, wall mounted boiler, radiator, door to;

Hallway

With UPVC door leads to the side garden via steps, door to;

Shower Room

Fitted with a three piece suite comprising of a double shower cubicle with electric shower, aqua board style splash backs, radiator, low level WC, inset wash hand basin, panelled ceiling and UPVC window to the side aspect.

Bedroom

With fitted wardrobes with sliding doors, radiator, UPVC window to side aspect, coved and textured ceiling.

Outside

The park enjoys delightful, landscaped gardens, comprising lawns with various paved pathways, outside lighting, useful metal storage shed with light and power, decked area, outside tap, various seating areas. Ideally located close to the park home is a communal parking area for residents, where the park home has a designated parking space.

Services

The pitch fee is £153.83 pcm. 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

Amenities in the village include mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office.

Directions

From our office on roman bank follow the A52 for approx. 4 miles. Take a right turn onto Sea Lane, The ship pub is on the corner of the junction. Follow the road for a few 100 yards. Turn right into the park and go straight on and continue straight on and park in the car park at the bottom.

Material Information Data

Council Tax band: A
Tenure: Leasehold
Property type: Parkhome
Property construction: Standard Parkhome
Energy Performance rating: exempt
Current Charge;
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: LPG gas-powered heating is installed.
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great , Vodafone - Great , Three - Great , EE - Great
Parking: Communal Parking
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.lovell.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

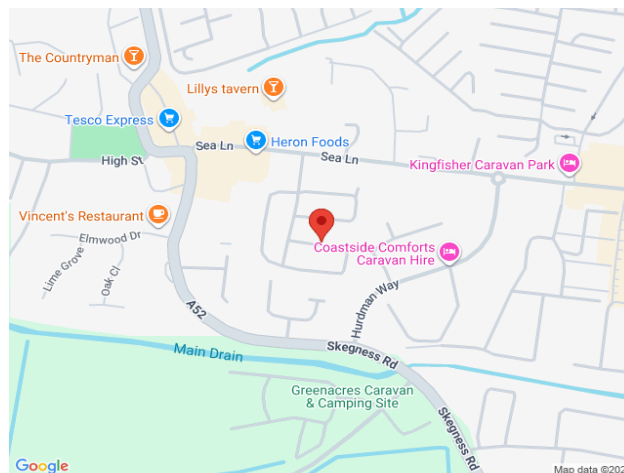
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



Official survey drawings have been made to ensure the accuracy of the description contained here. Measurements of doors, windows, stairs and any other parts 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 for any prospective purchase. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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