



**OXFORD**  
FAMILY ESTATES



## 48 Four Seasons Park, Chapel-St-Leonards, PE24 5YZ

**£165,000**

- Over 55's Park Home
- Two double bedroom - Corner plot
- open plan kitchen & dining area
- Modern kitchen & shower room
- Driveway & Garage
- Pet friendly Park
- Walk-in wardrobe
- large lounge with media wall
- Conservatory
- Phone lines open 8am-8pm 7 days

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 3**

**Property Type: Park Home**



## Council Tax Band: A

Oxford Family Estates are delighted to present this spacious ParkHome sat on a lovely large corner plot on the over 55s Four Seasons Site in Chapel St Leonards. This beautifully finished 2-bedroom Park Home offers an exceptional opportunity for comfortable coastal living. Completely updated to a high standard, this home features a modern open-plan kitchen/diner, a stylish lounge with a media wall, two spacious double bedrooms, a walk-in shower room, and a versatile conservatory.

With mature gardens, driveway, garage and all just a 5 minute walk to the beach, this park home is a must view if you looking for a coastal retirement property.

### Dining Area

Enter the Park Home through Currently laid out with 4 seater dining set. Double doors into the lounge and an opening through to the kitchen, semi-open plan.

### Lounge

Bright lounge with dual aspect bow window to the front elevation and side elevation. Newly fitted media wall, with inset electric feature fire, display shelves and door with access to the rear for wiring & setup. Two radiators and Led hanging feature light in vaulted ceiling.

### Kitchen

Fitted with a range of base units in gloss white with ash-oak finish worktop. There are also built in cupboards with sliding doors providing ample storage space and housing the Baxi LPG combi-boiler which is under warranty still. With Integrated fridge freezer, and washing machine. Electric oven and ceramic hob with extractor hood fitted above.

### Conservatory

Upvc double glazed conservatory. Providing useful extra seating room with power and lighting, and perfect for people watching.

### Inner hallway

Loft access, for storage with light, storage cupboard.

### Shower Room

Modern finish showeroom with Mermaid boarding to walls. Thermostatic mixer shower in walk-in enclosure, vanity unit sink and low level toilet with heated towel rail.



### Bedroom 1

Double bedroom with Walk in wardrobe which used to be an en-suite and has the potential to be used as one again.

### Bedroom 2

Double bedroom with built in wardrobe.

### Garage

Up and over garage door.

### Outside

The property sits on a large than average corner plot with a long garden area down one side. Block paved driveway up to the single garage and gated access to the rear patio area.

### 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 are £214.92 per month. Site fees reviewed annually in January.(Pitch fee element £179.80 and water element £35.12 )

Residents MUST be over 55.

### Tenure

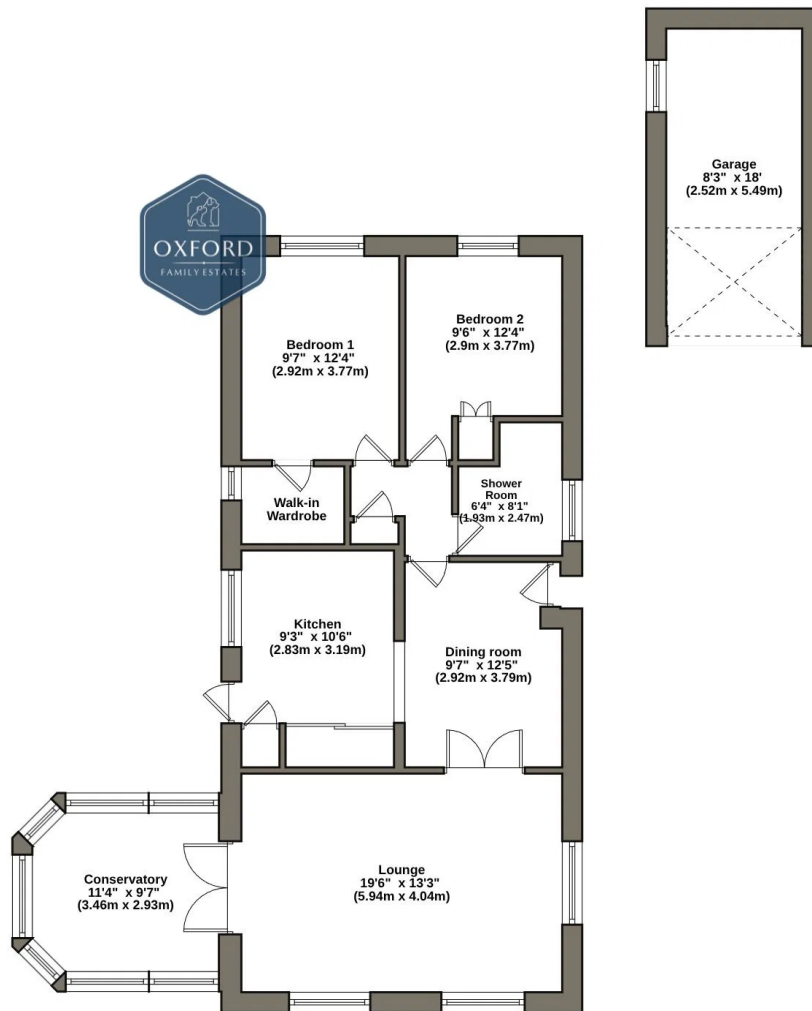
Park homes are neither freehold or leasehold. They are governed by the Mobile Homes act 1983 and the The Mobile Homes (Selling & Gifting) Regulation 2013.

### 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.





Floorplan is for layout purposes only and should not be used for structural purposes



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