

Buy. Sell. Rent. Let.



69 Sea Road, Chapel St Leonards, PE24 5SA



2



1



1

£135,000

When it comes to
property it must be


lovelle



£135,000



Key Features

- NO ONWARD CHAIN
- Very Large Car Parking Area
- Kitchen/Diner
- Shower Room
- Two Double Bedrooms
- Popular Coastal Village
- EPC rating D
- Tenure: Freehold





For sale with NO ONWARD CHAIN! Very large car parking area ideal for numerous cars/large vehicles/camper vans etc! The accommodation comprises; kitchen/diner, lounge with bay window, shower room and two double bedrooms with oil central heating and good size rear garden. Great coastal village with good amenities including doctors, mini supermarket, pubs, restaurants cafes, bus services, vets, various other shops and golden sandy beaches.

Kitchen/Diner

3.09m x 2.63m (10'1" x 8'7")

Entered via UPVC door from the driveway, fitted with a range of base and wall cupboards with roll edge worksurfaces, stainless steel sink unit with mixer tap over, space for automatic washing machine, integrated gas hob with extractor hood above, space for fridge, integrated electric oven, three UPVC windows, door to;

Lounge

4.50m x 3.99m (14'10" x 13'1")

With UPVC double glazed bay window to the front aspect, radiator, open fire and fireplace surround, TV aerial lead in, telephone point, door to;

Inner Hall

With access to the roof space, doors to;

Shower Room

With shower cubicle with screen door, WC, pedestal wash hand basin, part tiled walls, opaque UPVC window, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater, radiator.

Bedroom One

3.95m x 2.93m (13'0" x 9'7")

With double glazed window to the rear aspect, radiator, telephone point.

Bedroom Two

3.75m x 2.11m (12'4" x 6'11")

With UPVC patio door to the rear garden, radiator.

Outside

To the front is a gravelled car parking area with space for numerous cars and a concrete drive with light, cold water tap and CAR PORT. The rear garden is mainly south facing and includes a lawn, sitting out and gravelled area, shrub borders, apple trees.

Services

The property has oil central heating, mains sewerage, mains water and electric. 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

Located in this ever popular, well served coastal village of Chapel St. Leonards has amenities to include regular bus services, pubs/restaurants, take-aways, Co-op supermarket, Doctors, various other shops and a beautiful sandy beach.

Directions

From our office, head north on Roman Bank, continue to follow A52 through Ingoldmells, turning right onto Skegness Road (second turning signposted for Chapel St. Leonards). At the end of the road turn right onto Sea Road. The property will be found on the right hand side marked by the sale board.

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.lovelle.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. 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.

Mortgage Advice

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.

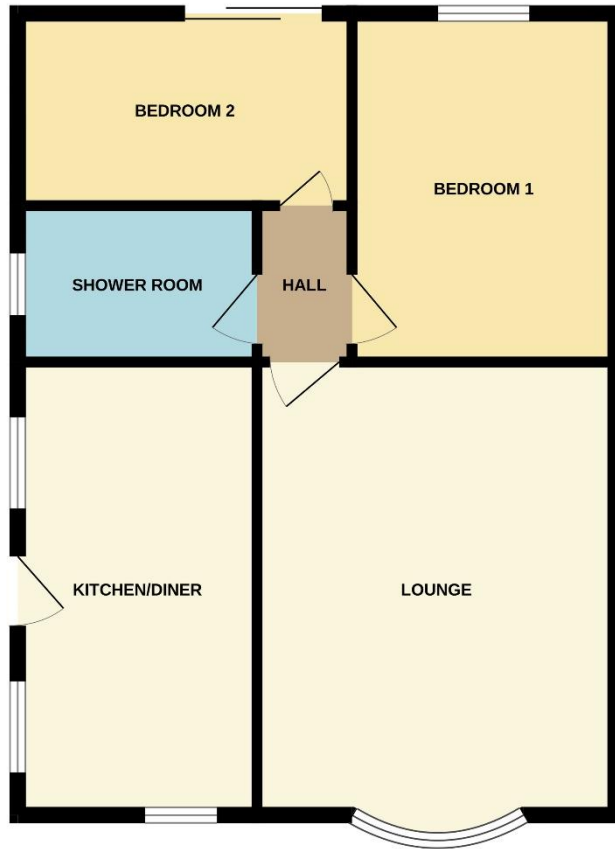
Energy Performance Certificate

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

When it comes to **property**
it must be



lovelle

01754 769769

skegness@lovelle.co.uk

