

Buy. Sell. Rent. Let.



11 Sunnyside Park, Skegness, PE25 1SA



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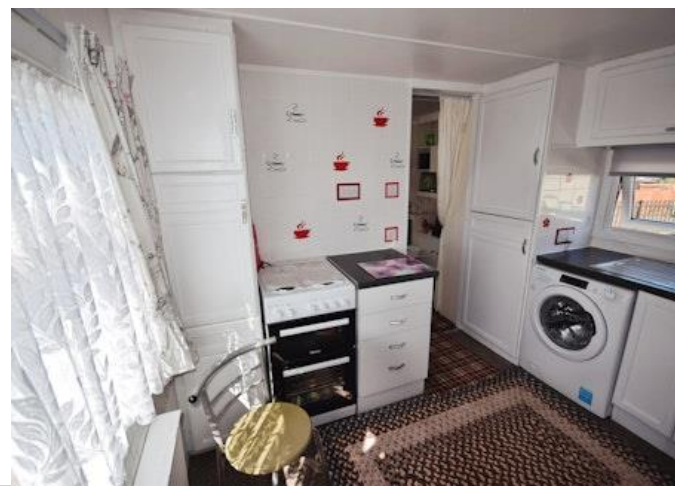


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£70,000

When it comes to  
property it must be

  
**lovelle**



£70,000



### Key Features

- No Onward Chain
- Two Bedrooms
- LP Gas Central Heating
- Lounge & Kitchen
- Shower Room
- Low Maintenance Gardens
- EPC rating Exempt
- Tenure: Leasehold



For sale with NO ONWARD CHAIN! Well presented Parkhome for over 50's in popular, well served coastal village! The property enjoys an attractive, low maintenance plot all around the property and there is a car park within 50 metres. The accommodation comprises; lounge, kitchen, two bedrooms and shower room with LP Gas central heating and UPVC double glazing. Ingoldmells is well served with amenities including mini supermarket, doctors, various other shops, pubs/restaurants, take aways, cafes, regular bus services and post office. Golden sandy beaches are just over half a mile away!

### Lounge

3.72m x 2.97m (12'2" x 9'8")

Entered via UPVC door with two radiators, two UPVC windows, electric 'log burner' style fire and surround, fitted cupboards, doorway to;

### Kitchen

2.97m x 2.57m (9'8" x 8'5")

With UPVC windows to both sides, radiator, fitted base and wall cupboards, work surfaces with inset stainless steel sink, Candy washing machine, Candy fridge-freezer, freestanding electric cooker, UPVC door to the side aspect, door to;

### Hall

UPVC window to the side aspect, doors to;

### Bedroom One

2.97m x 2.42m (9'8" x 7'11")

With UPVC window to the side aspect, two radiators, fitted wardrobes.

### Bedroom Two

2.43m x 2.09m (8'0" x 6'11")

With UPVC window to the side aspect, radiator, fitted wardrobe and over bed cupboards.

### Shower Room

2.08m x 1.33m (6'8" x 4'5")

With UPVC window to the side aspect, low level wc, wash hand basin inset to wash hand basin, double shower enclosure, waterproof wall panelling, ladder style radiator.

### Outside

There are gardens all around the parkhome laid to patio and gravel with planted borders, metal storage shed, gardens enclosed by fencing.

### 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, as you enter the park turn first left into Sunnyside and the property can be found on the right hand side..

### Location

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

### Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/Vsn5J1eQmfhBMB8E6xZi5z/view>

## Material Information Data

Council Tax band: A  
Tenure: Leasehold  
Property type: Park home  
Property construction: Standard construction  
Energy Performance rating: F  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: LPG-powered central heating is installed.  
Heating features: None  
Broadband: FTTP (Fibre to the Premises)  
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good  
Parking: Off Street  
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/>

## Viewings

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.

## 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  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 416 sq.ft. (38.6 sq.m.) approx.

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.  
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When it comes to **property**  
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