



**OXFORD**  
FAMILY ESTATES



## 3 Coastguard Cottage, Sea Bank Road, Chapel-St-Leonards, PE24 5QT

**£175,000**

- Terraced Cottage
- Kitchen Diner
- Off Road Parking
- No Onward Chain
- Currently A Holiday Let
- 3 Bedrooms
- Great Village Location
- Lines Open 8am-8pm (7 days a week)

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

**Property Type:** Terraced House



**Council Tax Band: A Tenure: Freehold**

Oxford Family Estates are pleased to offer to the market a great opportunity for anyone looking for a holiday let business that is up and running right in the centre of the village. Alternatively if anyone is looking for a great character property this is a must view. As one of the original Coast Guard Cottages the property has a lot of character and although modern has been done sympathetically with lovely cottage style latch doors. It has 3 bedrooms, good size kitchen/diner and off road parking. 2 Low maintenance garden areas and all a minutes walk from the sea front and local shops. No onward chain.

Enter the property via a Upvc double glazed door into a porch area with doors off into the kitchen and Bathroom.

**Kitchen Diner** 3.90m max x 3.61m (12'9"max x 11'10")

Good size kitchen with room for a sizeable dining table and chairs. Fitted units to eye and waist levels with inset stainless sink fitted under a Upvc double glazed window overlooking the rear garden and tiled splashbacks. There is a built in Neue electric oven and hob and space for an under counter fridge/freezer. There is a built in airing cupboard housing the hot water cylinder next to a feature fireplace, electric radiator and laminate flooring.

**Bathroom** 2.41m max x 2.17m (7'10"max x 7'1")

Bathroom suite comprising of pedestal wash hand basin, bath with Triton electric shower over and a low level w/c. Fully tiled on some walls, extractor and electric radiator fitted. There is an obscure Upvc double glazed window to the rear garden and laminate flooring.

**Inner Hallway**

Following on from the kitchen leads into a hallway with the stairs going off to the first floor and opening into the lounge.

**Lounge** 3.98m x 3.65m (13' x 11'11")

Nice cottage feeling lounge with inset electric fire and surround plus an electric radiator. There are French style patio doors leading out onto a seating patio area which is fenced off and gated access to the street. There is a built in storage cupboard under the stairs.



## Upstairs

There is a small landing area with doors off to all bedrooms.

### Main Bedroom 3.94m max x 3.63m (12'11" max x 11'10")

Currently laid out with a double and a single bed. Recess area for a wardrobe and electric radiator. Upvc double glazed window to front elevation.

### Bedroom 2 3.65m x 2.83m max (11'11" x 9'3"max)

A nice size double bedroom with a Upvc double glazed window overlooking the rear garden and electric radiator.

### Bedroom 3 2.66m x 1.74m (8'8" x 5'8")

Currently laid out with bunk beds. Electric radiator and Upvc double glazed window overlooking the rear garden.

## Outside

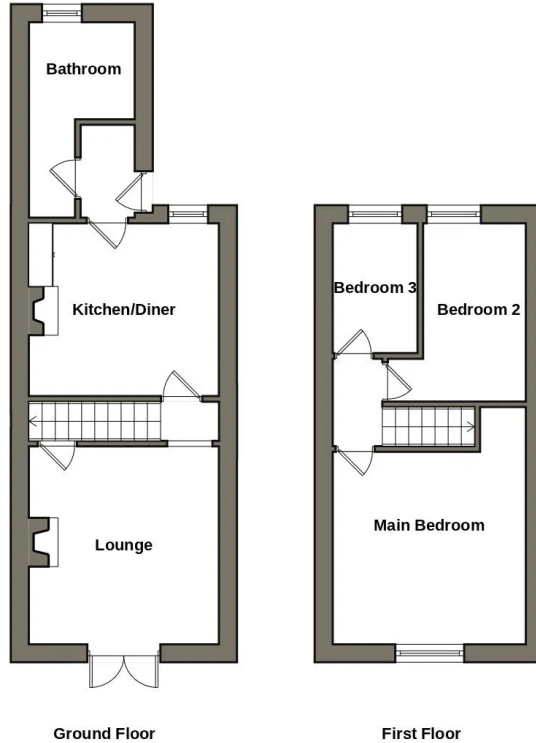
To the rear of the property there is a parking area for possibly 2 cars with a gate leading into the rear garden which is slabbed for low maintenance and provides a nice seating space for sunny afternoons. The front of the property has shared access across it to the other 2 Cottages but is fenced and gated to provide another nice patio area.

## 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.





Floor plan is for layout purposes only and should not be used for structural purposes.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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