Buy. Sell. Rent. Let.



19 Eastfield Park, Chapel St Leonards, PE24 5US

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Guide Price £65,000

When it comes to property it must be lovelle







Guide Price £65,000

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Key Features

- Close To Beach
- Views Over Green Area
- Adapted For Wheelchair Use
- Lounge & Kitchen
- Wet Room
- Two Bedrooms
- EPC rating D
- Tenure: Leasehold











This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

Lovely open aspect over large green area! Close to the beach! Available with no onward chain! Great accommodation, adapted for wheelchair users, to include; ramped access to wider, remote controlled electric door into the lounge, kitchen, wet room and two bedrooms. With electric heating and UPVC double glazing. Great position on popular, well maintained park with lake. Handy position within 350 metres of the beach, North Sea Observatory/cafe, pub/restaurant and convenience store.

Hall
Entered via UPVC front door, electric storage heater, cupboard housing hot water tank, loft access, doors to;

Wet Room
1.91m x 1.66m (6'4" x 5'5")
With UPVC window to the rear aspect, disabled adapted WC, wash hand basin, electric shower over drain, Dimplex electric heater, extractor fan.

Bedroom One
3.18m x 3.08m (10'5" x 10'1")
With UPVC window to the rear aspect, electric storage heater.

Bedroom Two
3.08m x 2.32m (10'1" x 7'7")
With UPVC window to the front aspect, electric storage heater.

Lounge
3.99m x 3.06m (13'1" x 10'0")
UPVC wider, electric remote controlled door with ramped access, electric storage heater, door to;

Kitchen
2.91m x 2.43m (9'6" x 8'0")
With UPVC window to the rear aspect, fitted base and wall cupboard, work surfaces (some lower for wheelchair users), stainless steel sink, Bush fridge-freezer, Bush washing machine, integrated Neff electric oven, integrated Lamona electric hob, extractor over, electric storage heater.

Outside
Paved patio in front of the property. There are communal lawned gardens all around the property and park. There is a communal car park adjacent.

Services
There is communal parking however it is not allocated parking. The grass areas are communal including the parking, no ball games are allowed and dogs are to be on leads. 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.

NB
The lease states 11 month occupancy.

Location
Popular coastal village, well served with amenities including; mini supermarket, doctors surgery, regular bus service, various other shops, primary school, pubs, restaurants and cafes, take-aways, C of E Church, Methodist Church, garden centre, petrol station, North Sea Observatory, fantastic, 1.5 mile long, accessible promenade offering a pleasant walk and place to enjoys the golden, sandy beach. The promenade continues to

Ingoldmells and is part of the Lincolnshire Coastal Path within the Lincolnshire Coastal Country Park offering wonderful wildlife and nature reserves, glorious walks, historic villages, big skies and sandy beaches and dunes. Located 7 miles north of the coastal town of Skegness and 9 miles from the edge of the Lincolnshire Wolds (an Area of Outstanding Natural Beauty).

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), take the next right onto Sea Road, then follow the road for approximately 500 yds, once you have passed the Spar shop on your right, you will see a cross road and then take this left turn on to Ancaster Avenue, follow the road to the end and at the junction turn right onto St. Leonards Drive. Follow the road and take a left turn on the one way road sign posted for Eastfield Park. Park at the office and someone will meet you.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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/8mTtf9N73keWkJW4o1bQWw/view

Material Information Data

Council Tax band: A
Tenure: Leasehold
Lease length: 61 years remaining (99 years from 1988)
Ground rent: £2703.04 pa
Lease restrictions: Sheds , washing lines
Property type: Bungalow
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electricity-powered central heating is installed.
Heating features: None
Broadband: None
Parking: Communal
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: Wide doorways and Level access shower
Coal mining area: No
Non-coal mining area: Yes

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.

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 pe e and we would ask for your cooperation in order that there



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.
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The Property Ombudsman

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