



D9 Mablethorpe Chalet Park, Links Avenue, Mablethorpe, LN12 1QN

ATLANTA STYLE CHALET | TWO BEDROOMS | OPEN PLAN KITCHEN/LIVING ROOM |
SHOWER ROOM WITH SEPERATE WC | POPULAR RESIDENTIAL SITE | 12 MONTHS OCCUPANCY |
ON SITE AMENITIES | CLOSE TO THE BEACH | NO UPPER CHAIN |

Asking Price: £17,950

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HERE TO GET *you* THERE

turner evans stevens

We offer for sale this Ideal holiday home that can be used all year round! This Atlanta style chalet offers open plan living room/ kitchen, shower room, separate WC and two bedrooms. Situated on a park of similar properties close to the beach and local amenities. Internal viewing is highly recommended as this is not one to be missed!

LOCATION

Mablethorpe is a town with a population of 10,000, situated on the Lincolnshire coast with a good level of local amenities. The population is considerably increased in the summer months by the influx of holidaymakers to the area. It is located approximately 19 miles north of Skegness and 32 miles south of Cleethorpes. The town has beautiful sandy beaches, a range of shops and amenities, primary and secondary schools and a health centre. The market towns of Spilsby and Louth are just a short drive away and the larger towns of Boston, Grimsby and the city of Lincoln are all accessible and approximately 1 hour by road.

ACCOMODATION

Enter via uPVC double glazed door into:-

ENTRANCE HALL

With wall mounted consumer unit, door to separate wc, door into:-

KITCHEN/LIVING ROOM

4.39m (14' 5") x 2.90m (9' 6")

KITCHEN

uPVC double glazed window to front aspect, fitted with a range of base units with worktops over, one and a half bowl sink unit with mixer taps, space for cooker, three single power points, one double power point, part tiling to the walls.



LIVING ROOM

Two double power points, uPVC double glazed windows to rear aspect, uPVC double glazed patio doors to rear aspect.



BEDROOM 1

2.29m (7' 6") x 2.39m (7' 10")

uPVC double glazed window to front aspect.



BEDROOM 2

uPVC double glazed window to rear aspect.



SHOWER ROOM

1.35m (4' 5") x 0.81m (2' 8")

uPVC double glazed obscure window to rear aspect, wash hand basin set into vanity unit with mixer taps, shower cubicle with electric shower above.



WC

Low level wc.

OUTSIDE

There are communal garden areas and communal parking.



FACILITIES

On the Park, there are a number of amenities which are operated by Private Lessees, to include Tavern bar, Arcade and Launderette.

TENURE

The property is Leasehold.

Extra leases available are:

15 years - £5,000
25 years - £10,000
50 years - £16,000

The property is subject to ground rent currently at £2578.55 pa and a service charge of £510.29 pa.

SERVICES

Mains electricity, water, and drainage are understood to be connected, The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

COUNCIL TAX

This property is placed in Tax Band A.

VIEWINGS

Contact our Hunters Turner Evans Stevens Office in Sutton on Sea. Tel : 01507 441166.

DETAILS PREPARED

March 2019.

OPENING HOURS

Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 12.00pm

Hunters Turner Evans Stevens 2 Evergreen Walk,
Sutton On Sea, Lincolnshire, LN12 2SW 01507
441166

suttononsea@hunters.com

VAT Reg. No 706 4186 42 | Registered No: 3710262 England & Wales

Registered Office: 34 High Street, Spilsby, Lincs. PE23 5JH

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.