



## Sea Breeze, South Crescent, Chapel St. Leonards, PE24 5RH

NO CHAIN | A 2/3 BEDROOM DETACHED BUNGALOW IN A LOVELY COASTAL VILLAGE LOCATION | WITH DRIVE, 20' X 10'4" GARAGE, STORE & GARDENS | LOVELY RECENTLY RE-FITTED BATHROOM & KITCHEN, NEW FLOORING & DECOR | 21' LIVING ROOM & KITCHEN | OIL CENTRAL HEATING, MAJORITY PVC DOUBLE GLAZED WINDOWS | WELL WORTH VIEWING | EPC RATING D

**Asking Price: £160,000**

**HUNTERS®**  
HERE TO GET *you* THERE

turner evans stevens

No Chain. A 2/3 Bedroom detached bungalow in a lovely coastal village location with drive, 20' x 10'4" Garage, Store & Garden. Lovely re-fitted Bathroom & Kitchen, new flooring & decor. 21' Living Room & Kitchen, oil central heating, majority pvc double glazed windows. Well worth viewing. EPC Rating D.

#### **LOCATION**

From Hunters Turner Evans Stevens office in Skegness follow Roman Bank (the A52 coast road) northwards for approximately 6 miles to the village of Chapel St. Leonards, taking the second right hand turn into the Skegness Road. On reaching the T junction with Sea Road turn left over the bridge and immediately right into St Leonards Drive, and South Crescent lies on the left. There are 3 turnings into South Crescent, take the middle entrance.

#### **ACCOMMODATION**

##### **OPEN PORCH**

With brick arch and light.

##### **RECEPTION HALL**

With pvc double glazed entrance door and side screen, radiator, wood style flooring, access to roof space.

##### **LIVING ROOM & KITCHEN**

6.40m (21' 0") x 3.48m (11' 5")

With 2 pvc windows to the front elevation with nice outlook, radiator and re-fitted with an attractive range of grey high gloss base and wall cupboards, roll edge worksurfaces with tiled splashbacks, inset 1 1/4 bowl sink unit with mixer tap over, space for electric cooker with stainless steel cooker hood above, spaces for washing machine, fridge etc.



##### **BEDROOM 3 / DINING ROOM**

2.95m (9' 8") x 2.95m (9' 8")

With pvc window to the side elevation, radiator, oil central heating boiler.



##### **BEDROOM 1**

3.38m (11' 1") x 3.00m (9' 10")

With pvc window, radiator, new flooring.



##### **BEDROOM 2**

3.30m (10' 10") x 2.44m (8' 0")

With pvc window, radiator.



##### **BATHROOM**

2.31m (7' 7") x 2.18m (7' 2")

Re-fitted with a shaped bath with shower and curved screen over, hand basin, W.C, chrome vertical towel radiator, tiled surround, built in airing cupboard housing the new hot water cylinder fitted with immersion heater, extractor.

## **OUTSIDE**

To the front is a gated gravelled drive and a side area leading to the:-

## **GARAGE**

6.10m (20' 0") x 3.15m (10' 4") approx

With up and over vehicle door, pitched tiled roof, light and power, side door, boarded for storage, pvc double glazed window, oil tank.

Attached to the rear of the Garage is a:-

## **STORE**

1.60m (5' 3") x 1.42m (4' 8")

Of brick and tile construction.

To the front and side is a pedestrian gate, paths and lawns.



## **TENURE**

We believe this property to be Freehold. All interested parties are advised to make their own enquires.

## **SERVICES**

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

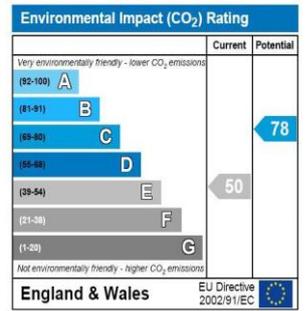
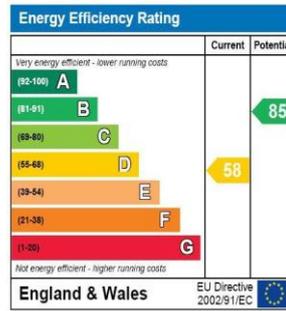
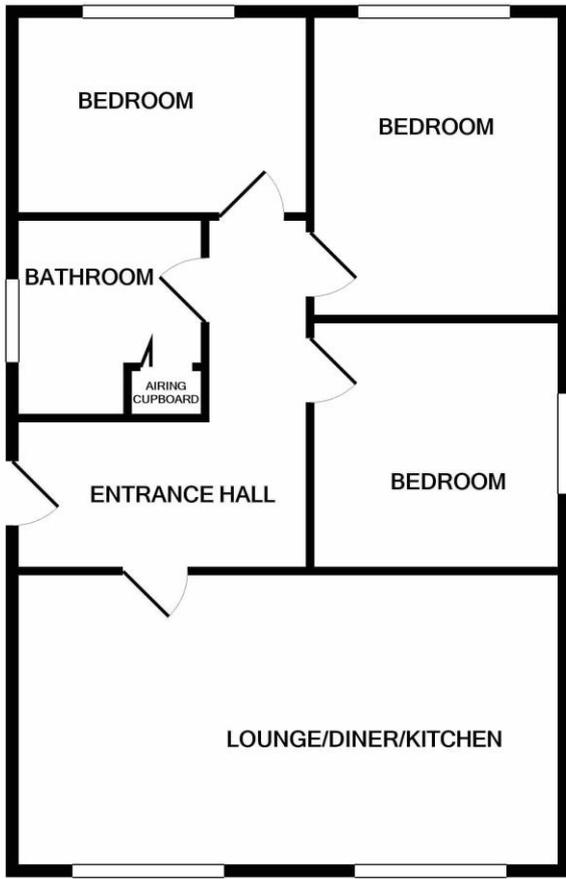
## **VIEWING**

By prior appointment with Hunters Turner Evans Stevens office in Skegness.

## **OPENING HOURS**

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.30pm



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters Turner Evans Stevens 32 Roman Bank, Skegness, Lincs, PE25 2SL 01754 766061 skegness@hunters.com

VAT Reg. No 706 4186 42 | Registered No: 3710262 England & Wales  
 Registered Office: 34 High Street, Spilsby, Lincs. PE23 5JH  
 A Hunters Franchise owned and operated under licence by Turner Evans Stevens LTD

**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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020