

135 Chapel Point Holiday Village  
CHAPEL ST. LEONARDS

**£26,000**

SINCE 1842  
**Willsons**

PROPERTY PROFESSIONALS



- Detached Holiday Chalet
- Enclosed Garden Area
- Open-plan Lounge & Kitchen
- 2 Bedrooms & Shower Room
- Sun Room
- Upvc Double Glazed Windows
- Allocated Parking Space
- Leasehold

16 Algitha Road, **SKEGNESS** 01754 896100

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[www.willsons-property.co.uk](http://www.willsons-property.co.uk)





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135 Chapel Point Holiday Village  
St. Leonards Drive  
Chapel St. Leonards  
Lincolnshire, PE24 5UZ

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## “ AGENT’S COMMENTS ”

*2 Bedroom detached holiday chalet with sun room, open plan living room and kitchen, shower room. The property benefits from Upvc double glazing, an enclosed garden area and allocated parking.*

## ABOUT THE AREA

Chapel St. Leonards is a coastal village with sandy beaches situated in East Lincolnshire. It benefits from a primary school, doctors surgery, range of shops including food store with post office and a variety of eateries. It is situated approximately 7 miles north of the coastal resort of Skegness with regular bus services running. Skegness has a railway station, secondary schools both grammar and comprehensive, range of shops and supermarkets and a hospital, dentists, and leisure facilities including swimming pools, cinema and theatre.

## ACCOMMODATION:

Access is gained via a Upvc double glazed door leading into the:-

## SUN ROOM

14' 9" x 6' 1" (4.49m x 1.85m)

Having electric radiator, Upvc double glazed windows to front and side, door to:-

## OPEN PLAN LIVING AREA

14' 7" x 9' 4" (4.44m x 2.85m) max. 5'1" (1.55m) min.

The kitchen area comprises a stainless steel single drainer sink unit with mixer tap, worktops with range of cupboards and drawers under, electric water heater, wall cupboards, part tiled walls, high level Upvc double glazed window to rear. The living area comprises laminate flooring, Upvc double glazed window to front, TV point.

## BEDROOM 1

8' 4" x 6' 9" (2.53m x 2.06m)

Having Upvc double glazed window to front.

## BEDROOM 2

8' 3" x 6' 5" (2.52m x 1.95m)

Having Upvc double glazed window to rear, built-in storage cupboard with plumbing for washing machine.

## SHOWER ROOM

Fitted with a modern white suite comprising shower cubicle with sliding door and Triton electric shower, tiled walls, pedestal wash hand basin, low level wc suite, high level Upvc double glazed window to rear, Fischer Jawotherm electric heater.

## OUTSIDE:

To the front of the property there is an enclosed garden area with concrete slab patio with gate to the front. We understand that there is an allocated parking space with this property.

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**TENURE & POSSESSION:**

The property is Leasehold. We understand that the term of the lease is 63 years from 1st April, 1971.

The ground rent and service charge is currently just under £650 per annum.

The insurance for the property is approximately £120 per annum.

**COUNCIL TAX:**

Council Tax Band A payable to Local Authority:

East Lindsey District Council  
Tedder Hall  
Manby Park  
Louth, Lincs  
LN11 8UP

Tel: 01507 601111.

**SITE CONDITION:**

Please note that the chalet can only be used for a total of 28 days between 1st November and 31st March inclusive.

**VIEWING:**

Viewing is strictly by appointment with the Skegness office at the address shown below. View our properties online at: [www.willsons-property.co.uk](http://www.willsons-property.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk) & [www.onthemarket.com](http://www.onthemarket.com)

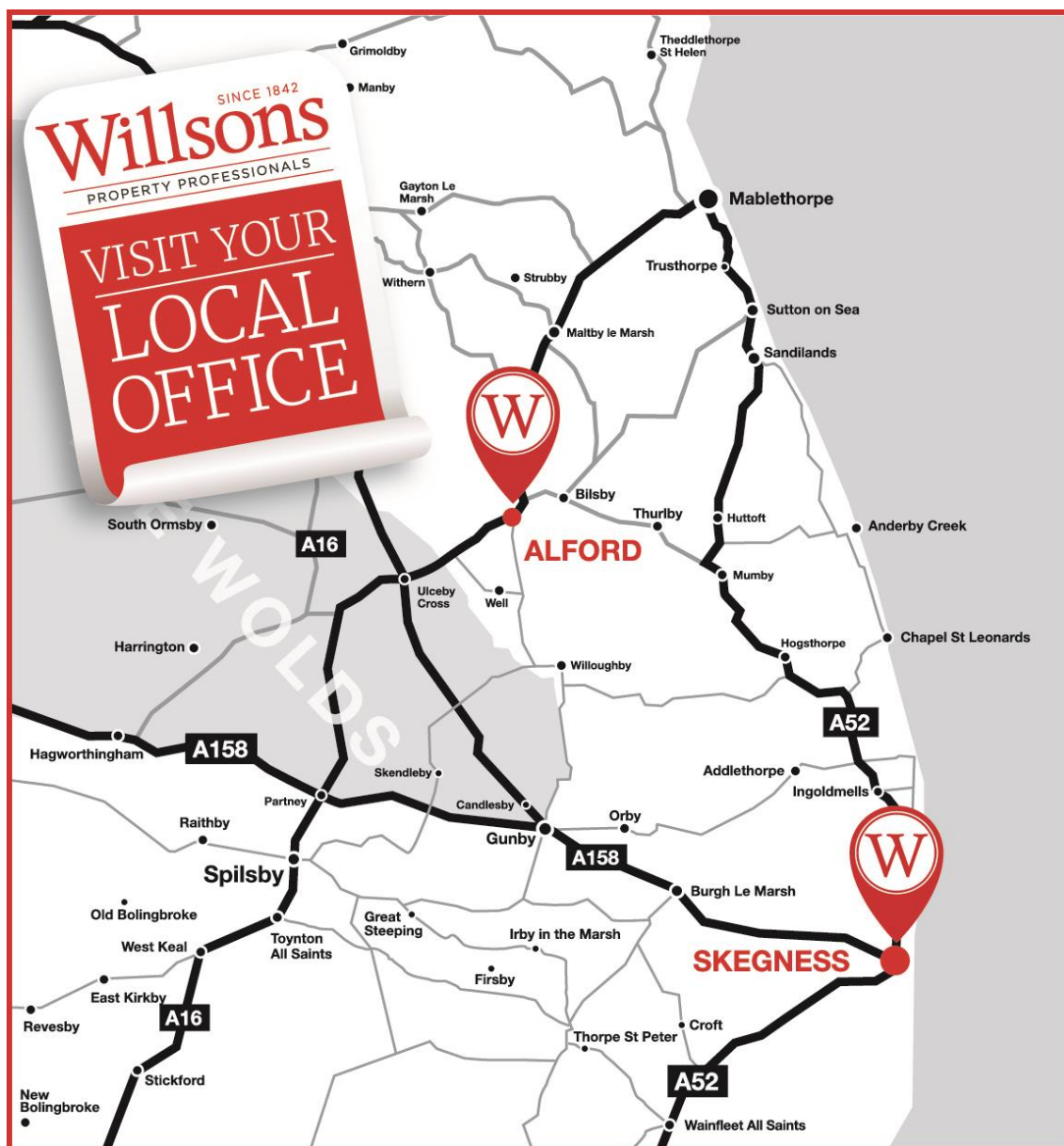
**DIRECTIONS:**

From Skegness proceed northwards along the A52 passing through Ingoldmells and onto Chapel St Leonards. Take the second turning right, after the garden centre onto Skegness Road. At the junction turn left and then immediately right onto St Leonards Drive and proceed along this road for approximately half a mile and Chapel Point Holiday Village can be found on the left hand side. Access onto the site is controlled by a barrier, all viewings must be made by prior appointment through the selling agent.

# Our Offices

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- **Estate Agency** *Residential – Commercial – Agricultural*
- **Land Agency**
- **Letting & Property Management**
- **Valuations**
- **Auction Sales** *Furniture & Effects – Farm Machinery – Livestock – Property*



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

