



Willsons

19 Chapel Point Holiday Village, St. Leonards Drive, Chapel St Leonards,  
Skeanness

£7,500



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**Willsons**  
— SINCE 1842 —



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

### "AGENT'S COMMENTS"

\*\*\* Being Sold By Secure Sale Online Bidding \*\*\*  
Starting bid £7,500 ( Terms and Conditions Apply ). A 2 bedroom leasehold holiday chalet situated in a gated holiday village in this popular coastal village approx. 7 miles north of the coastal resort of Skegness and 11 miles south of the coastal resort of Mablethorpe. Having an open plan living-dining-kitchen, 2 bedrooms and a shower room. Upvc double glazed windows and entrance door, enclosed front garden and a parking space. Being conveniently situated close to the beach and the North Sea Observatory.

### LOCATION

Chapel St. Leonards is a coastal village with sandy beaches situated in East Lincolnshire. It benefits from a primary school, doctor's 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.



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<https://www.willsons-property.co.uk>



### Accommodation

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

### Living Kitchen

14'1" x 14'8"/6'11" (4.29m x 4.47m/2.11m)

Having Upvc double glazed panels to the front and rear, living area with television point, kitchen area with base cupboards with work surface over with splashback tiling and stainless steel single drainer sink. All of the further rooms lead off as follows:-

### Bedroom 1

8'5" x 6'6" (2.57m x 1.98m)

Upvc double glazed front window and wall cupboard housing the electric consumer unit.

### Bedroom 2

8'5" x 6'5" (2.57m x 1.96m)

Upvc double glazed rear window, cupboard containing the Santon domestic water heater.

### Shower Room

7'3" x 4'6" (2.21m x 1.37m)

Shower cubicle with electric shower and tiled walls, wash hand basin, Wc, chrome electrically heated towel rail and Upvc double glazed rear window.

### Exterior

Having an enclosed garden to the front with a decorative block work screen wall and wooden hand gate opening onto the communal path. The garden is mainly gravelled with borders and a paved sitting area. We understand that car parking for owners and guests of the chalets is available in the car parking area. the holiday villlage offers a variety of green spaces and there is no live entertainment on the village.

### Tenure, Possession and Site Conditions.

The property is Leasehold. We understand that the term of the lease is 63 years from 1st April 1971, with 9 years remaining. The ground rent and service charge is currently 747.36 incl. VAT per annum. The site is open for holiday dwelling use only from 1st April until 31st October, annually. the owner also has 28 day use during the winter closure months, 1st November until 31st March, annually. The chalet has previously been rented out for holiday use by the present owners during the months of April to October. The Chalet is being sold fully furnished to include all furniture, bedding and kitchen equipment.

### Council Tax Band

Council Tax Band 'A' payable to the local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

### Services

We understand that mains electricity, water and drainage are connected to the property.

### What3words

wound.remotest.radiated

### Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

### Location

Proceed northwards from Skegness on the A52 coast road towards Mablethorpe passing through Ingoldmells and turning second right on Skegness Road into Chapel St Leonards. Turn left at Tyler's Bridge and then immediately right onto St Leonards Drive and proceed along St Leonards drive for approx. half a mile whereupon Chapel Point Holiday Village will be found on the left hand side, opposite the North Sea Observatory. Access onto the holiday village is controlled by a barrier and all viewings must be made by prior appointment through the selling agent.

### Auctioneers Additional Comments (1)

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The Property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by the auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

### Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and seller's commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

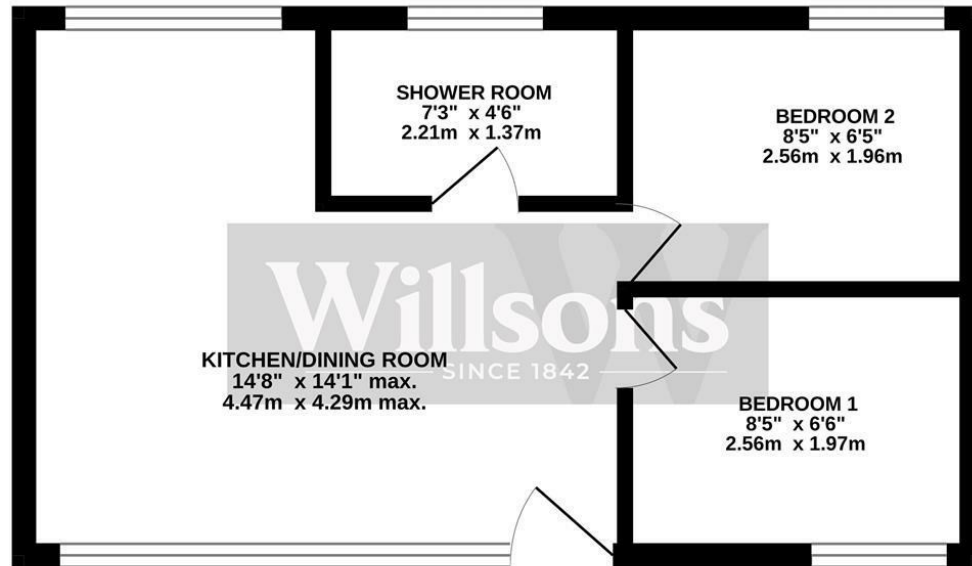
### Auctioneers Additional Comments (2)

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% incl. VAT ( subject to a minimum of £6,000 incl. VAT ) is also required to be paid upon agreement of sale. The reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

### Energy Performance Certificate

The property has an energy rating of 33F. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) reference number: 4390-0641-0122-0407-3943.

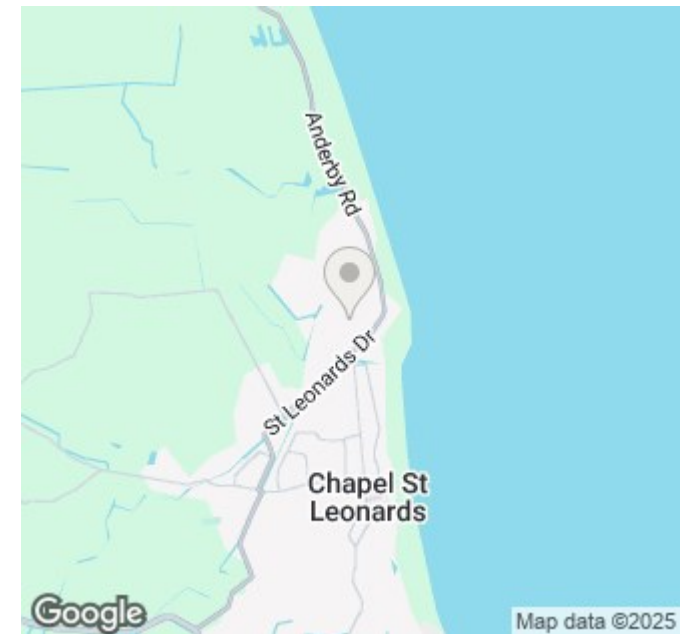




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## FLOORPLAN Not to scale – For identification purposes only

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**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.

