



## 37 Sunningdale Close, Chapel St. Leonards, PE24 5TQ

NO CHAIN | IDEAL FOR INVESTORS AND AS A HOLIDAY HOME | COASTAL VILLAGE LOCATION CLOSE TO THE BEACH | GROUND FLOOR FLAT | 2 BEDROOMS, BATHROOM WITH SHOWER | LIVING ROOM, BREAKFAST KITCHEN | PVC DOUBLE GLAZED WINDOWS | LEASEHOLD | EPC RATING D

**Asking Price: £47,500**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

turner evans stevens

No Chain. Ideal for investors and as a holiday home. A Leasehold Ground Floor Flat in a popular coastal village location close to the beach with 2 Bedrooms, Bathroom with Shower, Living Room, Breakfast Kitchen. Pvc double glazed windows. EPC Rating D

#### **LOCATION**

From Hunters Turner Evans Stevens office in Skegness follow Roman Bank northwards through Ingoldmells and take the first right turn to Chapel St Leonards - Trunch Lane - and follow the road round as it becomes South Road. Before reaching the village centre turn right into Sunningdale Drive and again into Sunningdale Close. The property is the last block on the left hand side at the end of the cul-de-sac.

#### **ACCOMMODATION**

##### **OPEN PORCH**

##### **LIVING ROOM**

4.27m (14' 0") x 3.84m (12' 7")/3.05m (10' 0")

With single glazed entrance door, pvc double glazed full length window to the front elevation, TV point, electric storage heater, built in cupboards.



##### **BREAKFAST KITCHEN**

3.56m (11' 8") x 1.60m (5' 3")/2.26m (7' 5")

With base and wall cupboards, work surfaces with tiled splash backs, space for electric cooker, stainless steel sink unit, pvc window to the rear elevation, glazed screen over looking the Lounge



#### **INNER HALL**

##### **BEDROOM 1**

3.81m (12' 6") x 2.36m (7' 9")

With pvc window to the front elevation.



##### **BEDROOM 2**

2.77m (9' 1") x 2.36m (7' 9")

With pvc window to the rear elevation, electric fuses, built in airing cupboard housing the insulated hot water cylinder.



##### **BATHROOM**

2.44m (8' 0") x 1.37m (4' 6") maximum

With bath with Triton shower over and tiled surround, hand basin, WC, opaque pvc window.



**TENURE**

Leasehold for a term of 63 years from 5th April 1978. With an annual ground rent of £50.00. The service charge for 2019/20 was £692.20 and £80.00 building insurance. A copy of the lease is awaited by the agent.

**SERVICES**

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

**VIEWING**

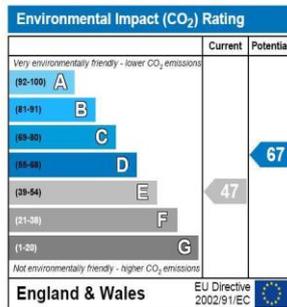
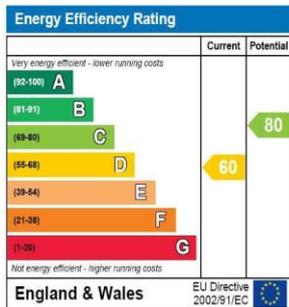
By prior appointment with Hunters Turner Evans Stevens office in Skegness and accompanied by their personnel.

**OPENING HOURS**

Monday - Friday: 9.00am - 5.30pm

Saturday: 9.00am - 12.30pm

«Floorplan1»



**Energy Performance Certificate**

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.

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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.

