



Sea Bank Cottage Sea Bank Road, Chapel St Leonards,

£249,950



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**Willsons**  
SINCE 1842

Sea Bank Cottage Sea Bank  
Road, Chapel St Leonards

Lincolnshire, PE24 5QU

### "AGENT'S COMMENTS"

*A detached & well screened 3/4 bedroom cottage, set in grounds extending to approximately 0.25 of an acre and situated in this popular seaside village with a footpath off Sea Bank Road giving quick access to the beach. The property had the benefit of oil fired central heating, Upvc double glazed windows and outbuildings, has the potential for extension (stpp) and is being offered for sale with no onward chain.*

### 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 incl. 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, hospital, dentist's and leisure facilities including swimming pools, cinema and theatre.*



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## Accommodation Comprising:

### Hallway

UPVC double glazed entrance door, radiator and stairs to first floor with under-stairs recess.

### Lounge

13'2" x 12'1" max (4.01m x 3.68m max)

Two UPVC double glazed windows, radiator and TV point.

### Kitchen

10' x 7'11" (3.05m x 2.41m)

White gloss wall and base units with worksurface over, drainer sink with mixer tap, space for an electric freestanding oven with stainless steel extractor hood over, space for a washing machine, UPVC double glazed window and radiator.

### Dining Room

13'8" x 10'6" max (4.17m x 3.20m max)

UPVC double glazed window, radiator and floor mounted oil fired central heating boiler.

### Lobby

7' x 3' (2.13m x 0.91m)

Coat hooks and wall cupboards.

### Shower Room

6'8" x 5'9" (2.03m x 1.75m)

Shower cubicle with direct shower, mermaid style wall boarding, WC, vanity unit with hand basin, vertical radiator and UPVC double glazed window.

### Porch

6'6" x 3'6" (1.98m x 1.07m)

UPVC double glazed entrance door and windows and vent for a tumble drier.

### Bedroom 1

14' x 10'5" max (4.27m x 3.18m max)

Two UPVC double glazed windows and radiator.

### First Floor:

#### Landing

With storage cupboard.

#### Bedroom 2

13'1" x 12'11" max (3.99m x 3.94m max)

Dormer ceiling with UPVC double glazed window and radiator.

#### Bedroom 3/4

17'2" x 12'4" (5.23m x 3.76m)

Part sloping ceiling to 3'. Previously used as a large bedroom which has now been partitioned off to create two bedrooms with a door in the middle wall. Radiator in one side only with UPVC double glazed window servicing both bedrooms.

## Exterior

The property is accessed via a sloping driveway leading from Sea Bank Road, via a pair of wooden gates with a paved parking area. The spacious grounds are all laid to lawn with a raised decking area, wooden garden shed, aviary and paved patio area. Oil Tank which services the oil fired central heating boiler.

### Brick Outbuilding 1

12'8" x 7'8" (3.86m x 2.34m)

UPVC double glazed entrance door and window, workbench with light and electricity connected.

### Brick Outbuilding 2

9'5" x 6'9" (2.87m x 2.06m)

Single glazed entrance door and window.

## Services

We understand that the property has the benefit of mains electricity and water, with the foul drainage being to a private system. Oil fired central heating.

## Tenure and Possession

The property is freehold with vacant possession upon completion.

## Local Authority

Council Tax Band 'C' payable to East Lindsey district Council, The Hub, Mareham Road, Horncastle, Lincs. LN9 6PH. Tel: 01507 601111.

## Energy Performance Certificate

The property has an energy rating of 31 F. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com), Reference Number:6837-1127-7200-0165-5292.

## Viewing

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

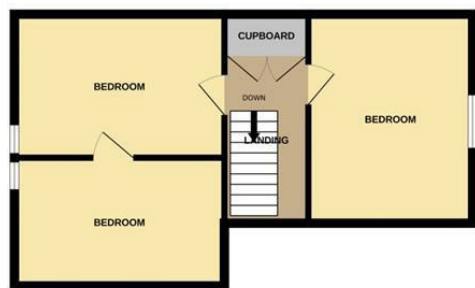
## Directions

Proceed north out of Skegness on the A52 coast road towards Mablethorpe. Take the second right turn into Chapel St Leonards, turning left at the bridge and right into St Leonards drive. Proceed along St Leonards Drive turning right into Ancaster Avenue and left immediately into Sea bank Road whereupon the property will be found on the right hand side.





1ST FLOOR



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.

