

'St Just', Sandy Lane, Anderby Creek

£200,000

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Willsons
SINCE 1842

'St Just', Sandy Lane, Anderby Creek, Skegness, Lincolnshire, PE24 5XX

"AGENT'S COMMENTS"

A unique opportunity to purchase a traditional wooden beach chalet by the sea! Deemed to be of non-standard construction, this cabin has an idyllic location immediately adjacent to the beach and sand dunes and occupies a mature plot of approx 0.29 of an acre (0.12ha). The property requires replacement due to age related deterioration and at present there are no mains services connected to the site, however it is understood there is a water borehole. The property was formerly used as a year-round holiday home for nearly fifty years. Situated at the end of a private no-through road in the sought after small seaside village of Anderby Creek, within walking distance of the beautiful sandy beaches, cafes and several nature reserves.

LOCATION

Anderby Creek is a small seaside village with an expansive beach and seasonal amenities to include cafes and bars with adjoining nature reserves to the north and south. Chapel St Leonards, also a coastal village, is approx. 2.5 miles to the south has a doctor's surgery, shops and range of eateries. Skegness is approx. 11 miles to the south with supermarkets, banks, range of shops including national chains, train station and hospital. The market town of Alford being approx. 5 miles to the west also has shops, doctor's surgery and dentists. Primary schools are located at the neighbouring villages of Huttoft, Hogsthorpe and Chapel St Leonards with both comprehensive & grammar schools in Skegness and Alford.







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Grounds
Accessed via double wooden gates and set to lawn with mature trees and boundaries of fencing.

Living Room
15'1" x 9'10" max (4.6m x 3.0m max)
Dual aspect room with chimney breast wall with brick fireplace, hearth and mantle, carpeted flooring and windows to the front and side.

Kitchen
12'5" x 6'10" incl. shower room (3.8m x 2.1m incl. shower room)
With sink, window and door to rear.

Bedroom One
12'5" x 9'2" (3.8m x 2.8m)
With window to the front.

Bedroom Two
11'9" x 9'10" (3.6m x 3.0m)
With window to the side.

Shower Room
With WC, hand basin and shower.

Former External WC
Former external WC.

Tenure & Possession
The property is Freehold with vacant possession upon completion.

Services
We understand that NO MAINS SERVICES are connected to the site at present and that prospective purchasers should make their own enquiries with the relevant utility companies. It is understood there is a water borehole on the site.

Access
The property has a right of way over Sandy Lane.

Additional Information
There is public right of way (public footpath) over the private roadway which is currently outside the existing boundary of the property to the west.

Local Authority
Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

Energy Performance Certificate
The property has an energy rating of 'G' . The full report is available from the agents or by visiting www.epcregister.com Reference Number: 0310-2659-0080-2279-5975

Offers
The vendors and their agents reserve the right to ask for best and final offers should it be deemed appropriate.

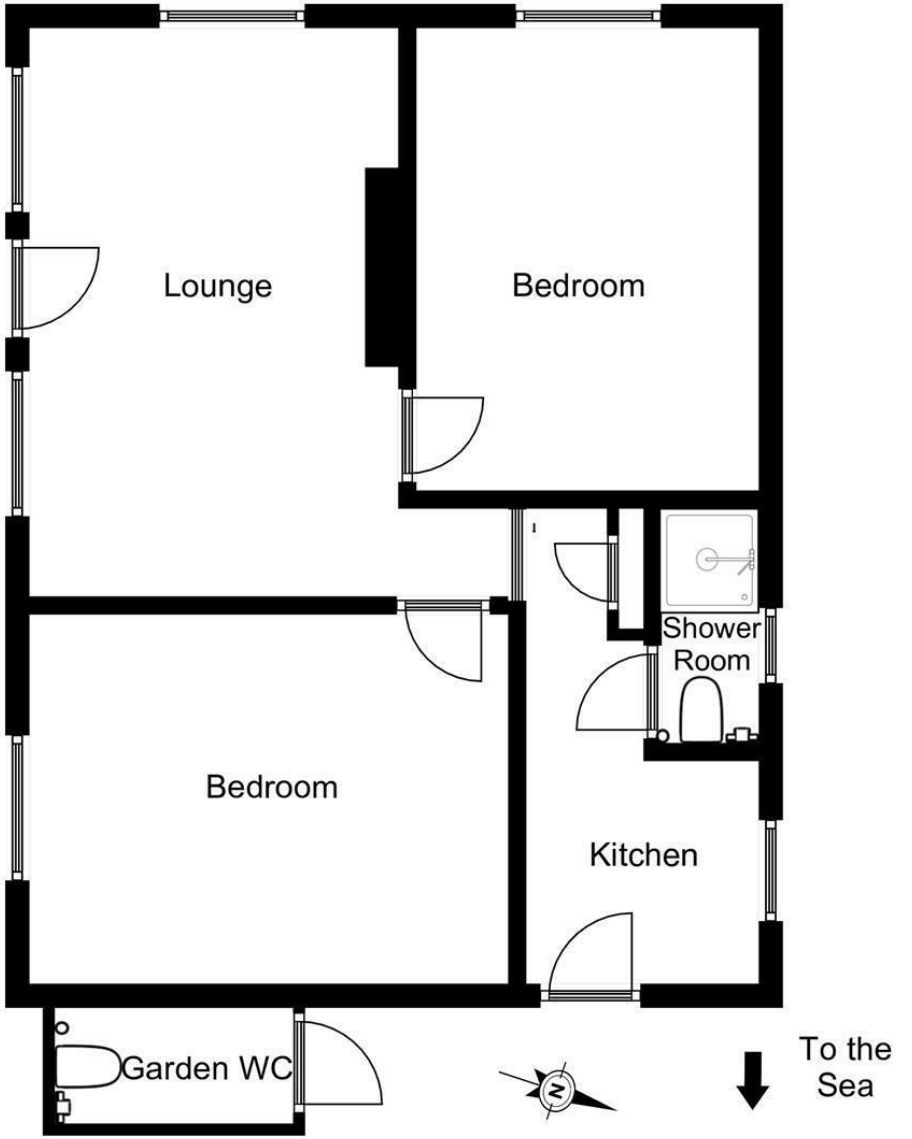
Viewing
Viewing is strictly by appointment with the Alford office . Please take particular care whilst viewing the property as it has been unoccupied for a number of years and the curtilage remains overgrown. When viewing, interested parties are responsible for their own safety and view at their own risk. The vendor's agents reserve the rights to undertake block viewings if deemed appropriate.

Directions
From the main A52 between Mablethorpe and Skegness, turn onto Rectory Road continuing through the village of Anderby. Turn left at the end of Sea Road and then immediately right into Anderby Creek. At the end of the road turn left past the public car park and onto Sandy Lane. the property can be at the end of Sandy Lane on the right after 600m.
What3words///safari.fabricate.hears









FLOORPLAN **Not to scale – For identification purposes only**

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.





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.