



2 bed park home to buy in PE25

Lyndhurst Estate, Sea Lane, Ingoldmells,
Skegness, Lincolnshire, PE25 1PD

£60,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being sold via 'Secure Sale'
- ✓ A two bedroom double park home
- ✓ Full 12 month residential home park Over 50's
- ✓ In the heart of the seaside village of Ingoldmells with shops, pubs and amenities all within walking

Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Liquefied petroleum gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Ultimately a transparent process which provides speed, security and certainty for all parties. A two bedroom double unit park home on the popular "Lyndhurst Estate" residential park home site (offering full twelve month occupancy), in the seaside village of Ingoldmells. Conveniently located within easy walking distance of a range of local shops and amenities, public transport & the beach. The accommodation includes a hallway, modern fitted kitchen with integrated appliances, lounge with small dining area, TWO double bedrooms & bathroom. The property benefits from uPVC double glazing & calor gas fired central heating. Outside, there is a lovely, low maintenance, fenced garden with shed/store. Parking and a single garage included. With no upward chain to worry about viewings are now available - by appointment only.

Buyers Notes: Lyndhurst Estate is a retirement site and as such all residents are required to be of 55 years or over.

The park permit one pet per park home.

The park permit one vehicle per park home.

The site is a full 12 month occupancy site.

We understand the current ground rent & maintenance charges to be approximately £174.77 PCM (2026).

Auctioneers Additional Comments: 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 procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

Auctioneers Additional Comments

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc 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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Annual Service Charge Amount: £2,097.00

Price: Starting Bid £60,000

Property Type: Park Home

Parking: Allocated, Garage

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Liquefied petroleum gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Dining Room

Having uPVC sliding door leading to the front of the property, BT point and ceiling light point.

Lounge

3.12m x 5.89m (10'2" x 19'3")

Having a decorative fire place (excluding fire),two radiators, tv point, bt point and inset ceiling spot lights.

Inner Hallway

Having a storage cupboard housing Ariston combination boiler, loft hatch, smoke alarm and ceiling light point.

Bedroom One

3.23m x 2.87m (10'7" x 9'4")

Having a built in wardrobe, fitted bed side tables ,tv point, two radiators and ceiling light point.

Bedroom Two

2.31m x 2.29m (7'6" x 7'6")

Having built in wardrobe and a range of fitted draws and cupboards, tv point, two radiators, ceiling light point.

Bathroom

2.84m x 1.98m (9'3" x 6'5")

Having a three piece suite comprising hand wash basin set in vanity unit with mixer tap over, close coupled WC, double sized shower with mixer shower over set in mermaid board style splash surround, space and plumbing for washing machine and tumble dryer, extractor fan, heated towel rail, ceiling light point.

Outside:

Front: Having access to a brick built single garage and a rubberised patio area.



Lyndhurst Estate, Sea Lane, Ingoldmells, Skegness, Lincolnshire, PE25 1PD

Contact your local branch today for more information on this property:

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