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## Willoughby Road, Sutton on Sea



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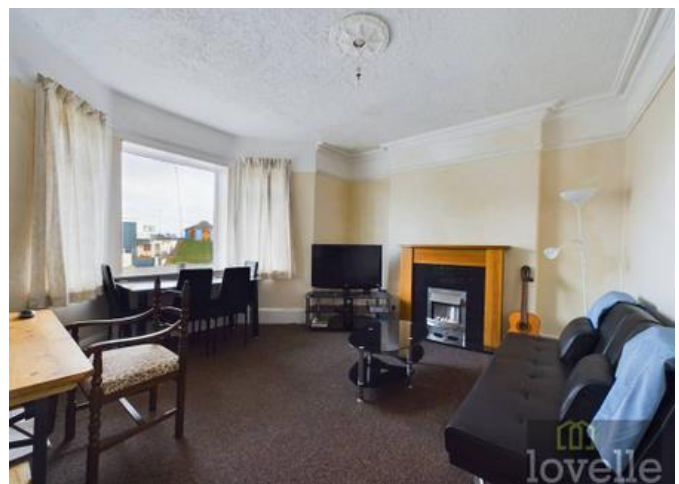
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Guide price £165,000



For sale by Modern Auction with Pattinson Auctions. Guide Price £165,000 Auction Terms and Conditions Apply.

Being sold with the FULL FREEHOLD for the building and offering a GROUND Floor premises and FIRST Floor Flat. Being located close to the High Street and a stones throw from the Beach of Sutton On Sea.

### Key Features

- For Sale By Modern Auction, Terms and Conditions Apply
- Lounge
- FULL FREEHOLD TITLE
- Kitchen
- First Floor Flat
- Bedroom
- EPC rating G
- Tenure: Freehold



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## First Floor Flat

### Communal Entrance Hall

Having a Upvc door to the side elevation, giving access to shared staircase to both the First Floor and Second Floor, this has been tastefully decorated by the current owner of the Second Floor Flat, having a window to the side elevation. Entering the flat via a wooden fire door into the inner hall.

### Flat Inner Hall

2.61m x 1.65m (8'7" x 5'5")

Giving access to all rooms, plus having a storage cupboard housing the central heating boiler, ceiling light.

### Flat Lounge

4.21m x 4.03m (13'10" x 13'2")

Having a Upvc bow window to the front elevation, giving a partial sea view, gas fire in surround, TV aerial point, electric sockets, door into the kitchen.

### Flat Kitchen

3.35m x 2.18m (11'0" x 7'2")

Having a Upvc window to the front elevation, a range of base and wall mounted units, electric hob with electric oven under, space for washing machine, single drainer sink, part tiled walls, ceiling light.

### Flat Bedroom

3.27m x 2.37m (10'8" x 7'10")

Having a Upvc window to the rear elevation, electric sockets and ceiling light.

### Flat Bathroom

2.38m x 2.99m (7'10" x 9'10")

Comprising of panelled bath, WC and pedestaled wash hand basin, having two windows to the side elevation, tiled splash backs and ceiling light

## Ground Floor Premises

Currently being used as a veterinary practice - so viewing would have to be fully by APPOINTMENT ONLY.

### Entrance

Entrance to the practice is via a ramp with hand rails through a Upvc door to the front elevation into the main reception area.

### Retail Reception

2.55m x 8.88m (8'5" x 29'1")

Having Two large Upvc windows to the front elevation, half glazed Upvc door to the front elevation, along with Upvc part glazed door to the side elevation, no slip flooring, giving access to all rooms, ceiling lighting, telephone points, electric sockets.

## Store Room

0.72m x 2.14m (2'5" x 7'0")

Having a lockable door to the front elevation, ceiling light and electric sockets.

## Inner Hall

6.99m x 1.11m (22'11" x 3'7")

having a ceiling light, giving access to all ground floor rooms.

## Reception Room One

6.86m x 3.54m (22'6" x 11'7")

Being currently used as a vets practice and this room is used as an operating theatre. having a range of base units with work surfaces over, single drainer sink, electric sockets, ceiling strip lights, door into kitchen area.

## Reception Room Two

2.29m x 2.91m (7'6" x 9'6")

Having a Upvc window to the rear elevation, currently used as a recovery room for animals, door into the inner hall.

## Reception Room Three

2.68m x 2.44m (8'10" x 8'0")

Having dual aspect doors to the side and front elevation offering access to either the inner hall or reception room, base mounted units with single circular sink with swan neck mixer tap over, plenty of electric sockets, wall mounted electric extractor fan and ceiling light.

## WC Facilities

1.53m x 1.45m (5'0" x 4'10")

Having a Upvc window to the rear elevation, Vanity WC and Vanity wash hand basin with "Redring" electric wall mounted hot water tap, single cold water tap on wash hand basin, cupboard storage under.

## Kitchen

2.45m x 2.46m (8'0" x 8'1")

Having a Upvc window to the rear elevation, and Upvc half glazed door to the rear elevation. Base fitted unit with work surface over offering under counter space for washing machine and fridge, single drainer sink with swan neck mixer tap over, wall mounted double cupboard, ceiling strip light and door into further reception room.

## Outside Space

To the side of the property is off road parking for Flat 2 which is being sold with the freehold, and to the rear of the property is further parking, all on concrete bases.

## Auctioneers Comments

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

The property is situated on Willoughby Road between its junction's with Trusthorpe Road and Park Road. Public transport links is provided by a network of local bus services serving the surrounding vicinity with a mainline rail station being found in Grimsby to the north or Skegness to the south. Sutton on Sea with its sandy beaches is situated on the east Lincolnshire Coast. There is a range of facilities including a primary school, doctor's surgery, range of shops and businesses, along with a variety of eateries and takeaways. The seaside town of Mablethorpe is approximately 3 miles to the north and has additional amenities.

### Direction

From our office, proceed southwards along the A52 Victoria Road, for approximately 2 and a half miles, through the village of Trusthorpe and in to Sutton on Sea. On entering Sutton on Sea along Trusthorpe Road take a right on to Willoughby Road. The flat is situated on the left hand side on the corner of Willoughby and Trusthorpe Road.

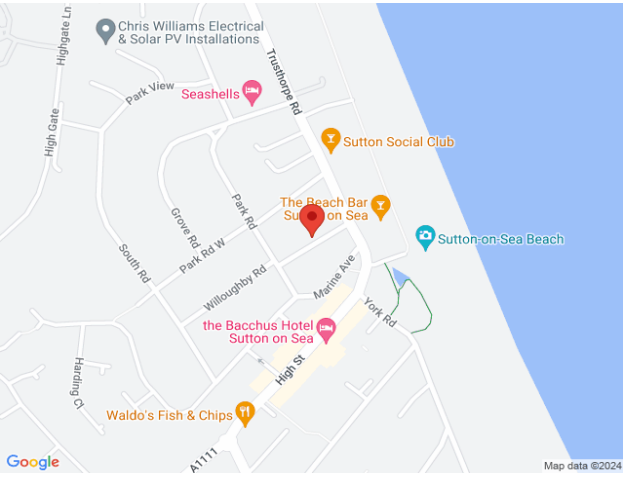
### Services

Mains services are available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services. The property has electric storage heaters.

### Agents Note

There is a peppercorn ground rent on the top floor flat which is under leasehold - (the current vendor has the leasehold for this) Other leases where started in 1993 with a 999 year start - currently giving 969 years remaining.





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