

Buy. Sell. Rent. Let.



78 Sandbeck Avenue, Skegness PE25 3JS



5



3

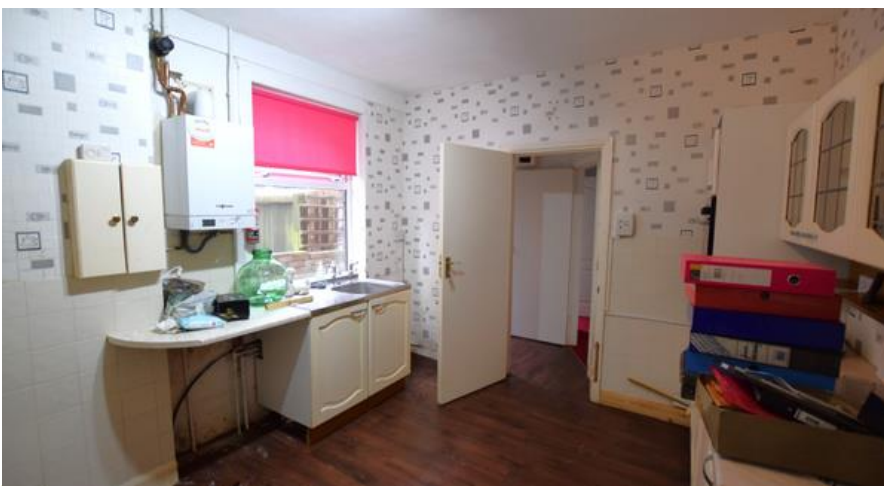


3

£210,000

When it comes to
property it must be


lovelle



£210,000

 5  3  3

Key Features

- Arranged as Three Flats Over Three Floors
- Two x 2 Bedroom Flats
- One x 1 Bedroom Flat
- Enclosed Rear Garden
- Driveway & Gravelled Frontage
- Close to Town & Amenities
- EPC rating E
- Tenure: Freehold





FANTASTIC INVESTMENT OPPORTUNITY! Detached dwelling currently arranged as three flats over three floors. Good location, close to amenities; less than half a mile from the town centre, train station, seafront and golden sandy beaches! To the ground floor there is a two bedroom flat with shower room, kitchen and lounge, to the first floor there is a further two bedroom flat with kitchen, lounge and bathroom and the second floor flat has a bedroom, bathroom, kitchen and lounge. Generous accommodation which requires a scheme of renovation but offers great potential.

Porch

Entered via French doors, door to;

Communal Hallway

Entered via a Upvc front door with stairs to the first and second floor flats, radiator and door to;

Ground Floor Flat

Hallway with doors to the kitchen, wc and;

Lounge

4.40m x 4.21m (14'5" x 13'10")

With Upcv bay window to the front aspect, radiator.

WC

With low level WC, sink, Upvc window to the side aspect.

Bedroom One

5.02m x 3.45m (16'6" x 11'4")

With Upvc window to the side aspect, radiator, UPVC door to the rear aspect.

Kitchen

3.68m x 3.00m (12'1" x 9'10")

With Upvc window to the side aspect, fitted with an array of base and wall cupboards with worktops over, inset stainless steel sink, central heating boiler, radiator, door to;

Hallway

With Upvc door to the rear aspect and door to;

Bedroom Two

2.42m x 3.04m (7'11" x 10'0")

With Upvc window to the side aspect, radiator, sink inset into vanity, door to;

Shower Room

1.13m x 1.80m (3'8" x 5'11")

With window to the side aspect, low level WC, tiled shower enclosure with curtain and electric shower.

First Floor Landing

With window to the side aspect, stairs to the second floor flat and door to;

Hallway

With doors to the bathroom, bedrooms one and two and door to;

Lounge

4.39m x 4.21m (14'5" x 13'10")

With Upvc bay window to the front aspect, radiator, door to;

Kitchen

1.77m x 2.44m (5'10" x 8'0")

Fitted with base cupboards with worktops over, Upvc window to the front aspect, radiator, door to;

WC

1.24m x 1.43m (4'1" x 4'8")

Low level WC, sink.

Bedroom One

5.02m x 3.64m (16'6" x 11'11")

With Upvc windows to the rear and side aspects, two radiators.

Bathroom

With two windows to the side aspect, radiator, storage cupboard, low level sink, pedestal wash hand basin, panelled bath, shower cubicle, cupboard housing hot water tank.

Bedroom Two

3.03m x 3.66m (9'11" x 12'0")

Upvc Window to the rear aspect, radiator, wash hand basin inset to vanity unit.

Second Floor Landing

With window to the side aspect, door to;

Second Floor Flat

Door from landing opens to your hallway with loft hatch, doors to;

Kitchen

2.16m x 3.22m (7'1" x 10'7")

With Upvc window to the side aspect, fitted cupboard with worktop, inset stainless steel sink.

Bedroom One

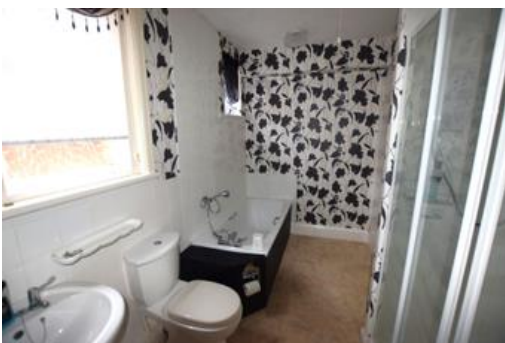
3.46m x 3.05m (11'5" x 10'0")

With Upvc window to the side aspect.

Lounge

3.49m x 3.66m (11'6" x 12'0")

With Upvc window to the side aspect.





Bathroom

3.19m x 2.19m (10'6" x 7'2")

With window to the side aspect, panelled bath, low level WC, pedestal wash hand basin, cupboard storage housing a hot water tank.

Outside

There is a driveway and gravelled frontage providing parking for several cars. Side access opens to the rear garden laid to gravel and enclosed to hedging and fencing.

Services

The property has mains, water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Within 1/2 a mile of the town centre, train station and seafront and beach!

Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue and the property can be found on the right hand side.

Agents Note

As shown by the photos, the property requires a full scheme of renovation. As such we will restrict access to certain rooms for safety reasons.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2024

When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk

