

Buy. Sell. Rent. Let.



9 Sea View Road, Skegness, PE25 1BP



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£389,950

When it comes to
property it must be


lovelle



£389,950



Key Features

- No Onward Chain
- Large Kitchen-Diner
- Five Double Bedrooms
- Driveway & Garage
- Large Family Bathroom & Further Shower Room
- Gas Central Heating & UPVC Double Glazed Windows
- EPC rating D
- Tenure: Freehold





Well presented, spacious home, close to the sea and shops! For sale with no onward chain this wonderful home offers well proportioned rooms with accommodation comprising; entrance porch, dining room, sitting room, snug, kitchen-diner, utility room, downstairs shower room, upstairs family bathroom and five double bedrooms! The property has UPVC double glazed windows, gas central heating, driveway and garage and enclosed gardens including decked area and a hot tub (not currently connected). Flexible accommodation that could offer ideal living for many different scenarios including people looking for spacious living, larger families, multi-generational living or persons looking to make some extra cash from renting rooms out/Airbnb! Great location within 500 metres of the beach, on a bus route and has pubs, petrol station and shops around the corner, plus the town centre is only half a mile away!

Entrance Porch

Of UPVC construction, door to;

Dining Room

4.54m x 3.49m (14'11" x 11'6")

(maximum dimensions into bay) With UPVC bay window to the side aspect, two radiators, laminate flooring, picture rail, coving, stairs to the first floor, understairs cupboard (with UPVC door to side aspect).

Sitting Room

4.62m x 3.96m (15'2" x 13'0")

(maximum dimensions into bay). With UPVC bay window to the front aspect, radiator, gas fire with Adam's style surround, picture rail, coving.

Kitchen-Diner

6.77m x 3.69m (22'2" x 12'1")

With UPVC bay window and patio doors to the garden, inset gas fire (currently disconnected), coving, doors to;

Snug

3.83m x 3.47m (12'7" x 11'5")

With UPVC window to the side aspect, radiator, gas fire (not currently working), door to;

Shower Room

2.60m x 2.39m (8'6" x 7'10")

With UPVC window to the side aspect, walk in shower cubicle, low level WC, wash hand basin inset into vanity unit, ladder style radiator, tiled walls and floor.

Utility Room

2.42m x 2.22m (7'11" x 7'4")

With UPVC door to the driveway, fitted with base and wall cupboards with worktops over, stainless sink, space for washing machine and further under unit appliance, radiator, tiled floor.

Landing

With access to loft, UPVC window to the side aspect, radiator, doors to;

Bedroom One

3.99m x 3.79m (13'1" x 12'5")

With UPVC window to the front aspect, radiator.

Bedroom Two

3.68m x 3.51m (12'1" x 11'6")

With UPVC bay window to the front aspect, UPVC window to the side aspect, radiator.

Bedroom Three

3.71m x 3.23m (12'2" x 10'7")

With UPVC window to the side aspect, fitted cupboard, radiator.

Bedroom Four

3.71m x 3.45m (12'2" x 11'4")

With UPVC window to the rear and side aspects, radiator.

Bedroom Five

3.97m x 2.81m (13'0" x 9'2")

With UPVC window to the rear aspect, radiator.

Bathroom

2.55m x 3.10m (8'5" x 10'2")

With two UPVC windows to the side aspect, shower cubicle, roll top bath with ball and claw feet and mixer tap and shower attachment, low level WC, pedestal wash hand basin.

Outside

The driveway is off Hoylake Drive and leads to the garage. To the front is a garden with gated pedestrian access to the front door. From the French doors off the kitchen there is a decked seating area with steps down to the garden laid to lawn with hot tub (not currently connected) enclosed by fencing and hedging.

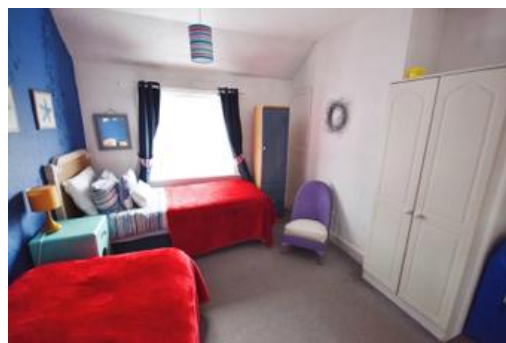
Garage

5.69m x 2.97m (18'8" x 9'8")

Housing a Worcester boiler and hot water tank (2022) power and light, up and over door to the driveway, UPVC personnel door to the rear.

Services

The property has gas central heating, mains water, sewerage and electricity. 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

Lovely, popular, residential area within half a mile of the beach and town centre. Great location for North Shore golf course while still not too far from handy convenience stores, petrol station, restaurants and take-aways.

Directions

From our office on the corner of Roman Bank and the One Way System continue along Roman Bank north. Continue over the traffic lights at The Ship Pub and take the first right onto Seaview Road where the property will be found on the left on the corner with Hoylake Drive.

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

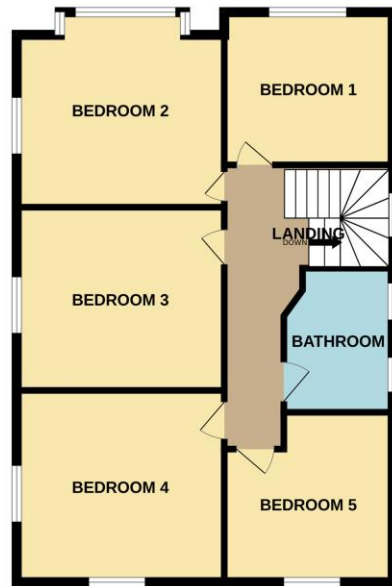
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GROUND FLOOR



1ST FLOOR



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


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