

Buy. Sell. Rent. Let.



48a High Street, Skegness, PE25 3NW



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Guide price £45,000

When it comes to  
property it must be

  
lovelle



Guide price £45,000



### Key Features

- NO ONWARD CHAIN
- Town Centre Location
- Arranged Over Three Floors
- Lounge and Kitchen-Diner
- EPC rating C
- Three Bedrooms
- Gas Central Heating
- Tenure: Leasehold



## **Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000**

Spacious, leasehold maisonette with private entrance in town centre location! This spacious property comprises; front entrance door to hallway with stairs to the first floor, box/storage room, kitchen diner and lounge and stairs leading to the second floor with three bedrooms and bathroom. The property has majority UPVC double glazing and electric heating or gas heating. Located on High Street this home offers a very central location to all the town amenities.

### Hall

Entered via a UPVC door, with UPVC window to the rear aspect, storage cupboard, stairs to;

### First Floor Landing

With stairs to second floor, doors to;

### Box Room/Study

3.83m x 1.20m (12'7" x 3'11")

With UPVC window to the front aspect. Ideal as a study or storage area.

### Kitchen

4.17m x 3.66m (13'8" x 12'0")

With UPVC door to Juliette balcony, radiator, fitted with range of base and wall cupboards with worktops over, freestanding gas cooker, space for washing machine, space for fridge freezer, central heating boiler (installed December 2015) open archway to;

### Lounge

4.57m x 3.83m (15'0" x 12'7")

With window to the front aspect, radiator, gas fire.

### Second Floor Landing

Two UPVC windows, loft access, doors to;

### Bathroom

0.00m x 0.00m (0'0" x 0'0")

With UPVC window to the rear aspect, low level WC, pedestal wash hand basin, panelled bath, radiator.

### Bedroom One

3.76m x 2.92m (12'4" x 9'7")

With UPVC window to the front aspect, radiator.

### Bedroom Two

3.75m x 2.88m (12'4" x 9'5")

With UPVC window to the front aspect, radiator.

### Bedroom Three

3.66m x 2.61m (12'0" x 8'7")

With UPVC window to the rear aspect, radiator.

### Services

The property has mains gas, water, sewerage and electricity. Leasehold is 999 years from 1989. We have not tested any heating systems, fixtures, appliances or services. Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement. 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 Skegness town centre, with all its shops, restaurants, supermarkets, amenities, bus and train station on your doorstep.

## 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 then first left onto Briar Way at the bottom of the road continue on to High Street and the property can be found on the left hand side next to Oliver Twists.

## 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.

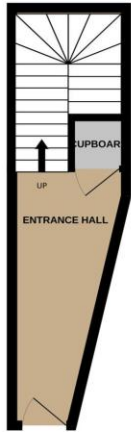
## Energy Performance Certificate

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.

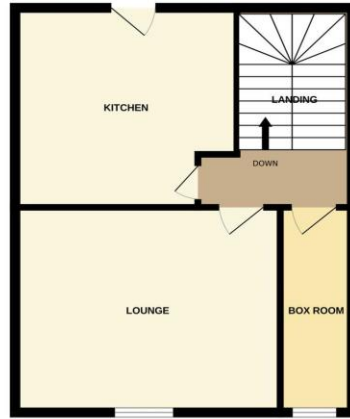
## Agents Notes

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.

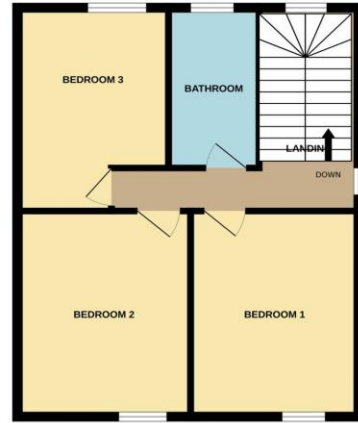
GROUND FLOOR



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.  
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