

Buy. Sell. Rent. Let.



63 Sandbeck Avenue, Skegness, PE25 3JS



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Offers in excess of £150,000

When it comes to  
property it must be

  
lovelle





Offers in excess of £150,000

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### Key Features

- NO ONWARD CHAIN
- Maisonette
- Lounge-Diner
- Driveway and Garage
- Breakfast Kitchen and Utility
- Private Enclosed Rear Garden
- Two Double Bedrooms
- EPC rating D
- Tenure: Freehold









Available with NO ONWARD CHAIN! A deceptively spacious, freehold maisonette. The accommodation comprises; private entrance, stairs and hallway, Bay fronted Lounge-diner, two double bedrooms, dining kitchen and bathroom, with block paved driveway with room to park numerous cars and detached garage and enclosed private rear garden. Great location within 1/4 of a mile of the town centre and less than 1/2 a mile of the seafront, beach and train station.

### Entrance

UPVC Door opens to the hall, with stairs to the first floor.

### Hall

With cupboard, loft access (some boarding), radiator, picture rail, doors to;

### Bedroom One

3.05m x 4.55m (10'0" x 14'11")

With UPVC window to the rear aspect, picture rail, radiator.

### Bedroom Two

3.25m x 3.66m (10'8" x 12'0")

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

### Bathroom

With two UPVC windows to the side aspect, pedestal wash hand basin, low level WC, bath with mixer tap and shower attachment, part tiled walls, radiator.

### Lounge/Diner

4.52m x 5.33m (14'10" x 17'6")

With UPVC bay window to the front aspect, further UPVC window to the front aspect, two radiators, picture rail.

### Kitchen/Diner

3.35m x 3.73m (11'0" x 12'2")

Three UPVC windows to the two aspects, radiator, fitted with a range of base and wall cupboards with worktops over, integrated double oven, integrated induction hob with extractor over, space for fridge freezer, door to;

### Utility Cupboard

With UPVC window to the rear aspect, Central heating boiler, plumbing for washing machine.

### Outside

To the side there is a block paved driveway with room to park several cars, leading to a detached garage. The rear garden is laid to block paving, a vegetable plot and is surrounded by fencing.

### Services

The property has mains, water, sewerage and electricity and gas central heating. The property has sole use of the rear garden, drive and garage. An annual ground rent of £40 is paid by the ground floor maisonette. The property has use of 3/4 of the garden the rest belongs to downstairs. The property has 50% obligation to contribute towards the maintenance cost of a shared amenity. New windows and doors were installed in 2020. 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.

## NB

The carpets and floor coverings are included in the sale. The furniture and other fitments are available by separate negotiation.

## Location

Within 1/4 a mile of the town centre, with in 1/2 mile of the train station, 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 left hand side.

## 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.

## Mortgage Advice

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. 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.

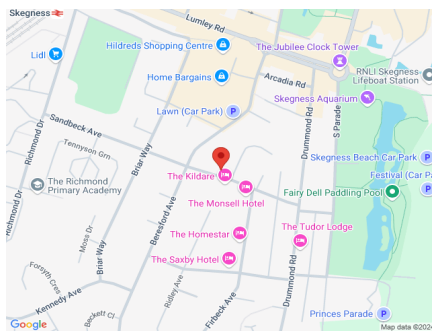
## Energy Performance Certificate

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	74 C
39-54	E		
21-38	F		
1-20	G		

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