

Buy. Sell. Rent. Let.



14 Sea View Road, Skegness, PE25 1BW



6



3



3

£325,000

When it comes to
property it must be


lovelle

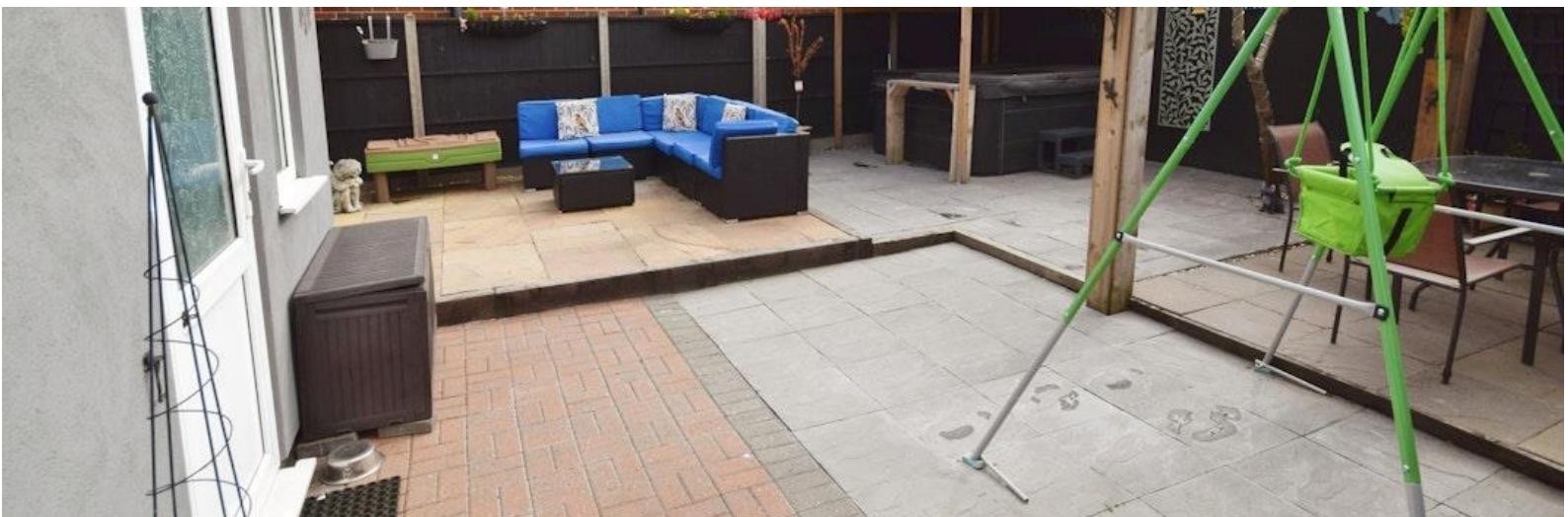


£325,000

 6
  3
  3

Key Features

- Beautifully Presented Home
- Close to the Beach
- Fabulous Kitchen-Diner-Family Room
- Lounge with Bay Window & Log Burner
- Snug/Playroom
- Utility room & Downstairs WC
- EPC rating D
- Tenure: Freehold





Beautifully re-furbished detached family home CLOSE TO THE BEACH! This immaculate home offers superb, quality accommodation that comprises; entrance porch, hallway, large lounge with lovely bay window and feature exposed brick chimney with log burner, snug/play room, fabulous open plan kitchen/dining/family room, utility room and downstairs wc, stylish bathroom plus further wc and six bedrooms. This offers great flexibility for different family situations/multi-generational living, larger families, people looking to work from home or if you just want spacious accommodation! The home has been renovated to a high standard within the last few years including new UPVC composite cladding (2025), new consumer unit (2021), upgraded heating controls with Hive thermostat, EV charger, gorgeous new kitchen, stylish new bathroom and WC's, modern decor throughout. There is gas central heating and UPVC double glazing. There is a driveway for four cars and a detached single garage and a south-facing, enclosed rear garden. Very handy location within 500 metres of the golden sandy beach and convenience stores. Also within 1/2 a mile of supermarkets and shops, doctors, primary and secondary schools and the town centre and train station is just over half a mile away!

Porch

Entered via UPVC sliding doors and UPVC full length windows, tiled floor, UPVC door to;

Hall

With UPVC window to the porch, vertical radiator, understairs cupboard, stairs to the first floor, laminate flooring, cupboard housing re-fitted consumer unit, doors to snug and;

Lounge

6.6m x 4.11m (21'8" x 13'6")

With UPVC bay window to front aspect, two UPVC windows to the side aspect, internal window to the dining area, log burner with flagged hearth and exposed brick surround/chimney, coving, radiator, laminate flooring.

Snug

3.32m x 2.86m (10'11" x 9'5")

With UPVC window to the side aspect, radiator, fitted cupboard, door to;

Kitchen/Dining/Family Room

7.55m x 5.72m (24'10" x 18'10")

(Max dimensions). With UPVC windows to both sides, tiled floor with under floor heating, fitted with range of base and wall cupboards, two integrated eye level fan ovens, integrated gas hob, extractor over, integrated dishwasher, central heating boiler, space for American fridge freezer with plumbing for ice/water dispenser, spotlights, feature lighting over the dining area, bi-fold doors to the rear garden, door to;

Utility Room

4.62m x 2.54m (15'2" x 8'4")

With UPVC window and door to the rear aspect, radiator, tiled floor, base units with Belfast style sink, space and plumbing for washing machine and tumble dryer, extractor fan, door to;

WC

With UPVC window, low level WC, tiled floor, wash hand basin, extractor fan, spotlights.

Landing

Stairs to the second floor, doors to;

Bedroom One

4.07m x 3.56m (13'5" x 11'8")

With UPVC window to the front aspect, coving, decorative cast iron fireplace, arched doorway to;

En-Suite

2.37m x 1.5m (7'10" x 4'11")

With UPVC window to the front aspect, wash hand basin inset to vanity unit, bath with shower over, radiator, extractor fan.

Bedroom Two

3.87m x 3.24m (12'8" x 10'7")

With UPVC window to the rear aspect, coving.

Bedroom Three

3.58m x 3.25m (11'8" x 10'8")

With UPVC window to the rear aspect, radiator, coving, fitted wardrobe also housing hot water tank.

Bedroom Four

3.09m x 2.88m (10'1" x 9'5")

With UPVC window to the side aspect, radiator, coving.

WC

With UPVC window to the side aspect, back to the wall WC.

Bathroom

2.96m x 1.94m (9'8" x 6'5")

With UPVC window to the side aspect, stylish room comprising; p-shaped bath with shower over and shower screen, large wash hand basin with vanity unit, back to wall wc, tiling to walls, vinyl flooring, anthracite radiator.

Second Floor Landing

Access to the eaves storage, doors to;

Bedroom Five

3.09m x 2.96m (10'1" x 9'8")

With UPVC window to the side aspect, radiator.

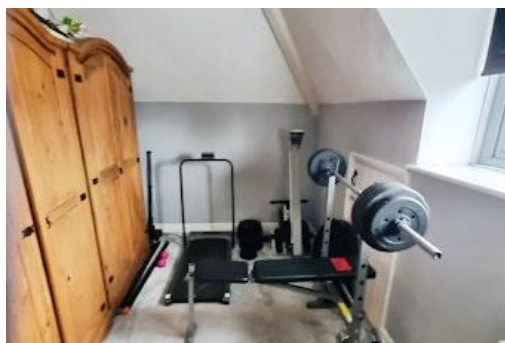
Bedroom Six

4.67m x 2.4m (15'4" x 7'11")

With UPVC window to the side aspect, radiator, access to eaves storage.

Outside

The rear is laid to patio, pergola with bar, hot tub covered area (hot tub available by separate negotiation), gated access to the drive. The garden is enclosed by fencing.





Garage

5m x 2.6m (16'5" x 8'6")

With doors opening to the driveway.

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

Very handy location within 500 metres of the golden sandy beach and local shops. Also within 1/2 a mile of supermarkets and shops, doctors, primary and secondary schools and the town centre and train station is just over half a mile away!

Direction

From our office on Roman Bank/A52 proceed north. Go straight on at The Ship traffic lights and then right onto Seaview Road. The property can be found on the right-hand side.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Council Tax band: D

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Open fire and Double glazing Underfloor heating and Wood burner
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good,, Vodafone - Good, Three - Great, EE - Great
Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: Yes
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: No

Local Authority

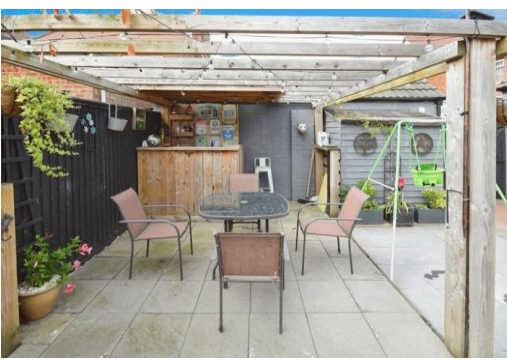
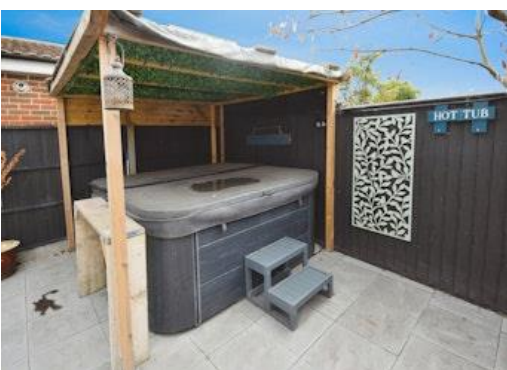
This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

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.lovell.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.

Anti Money Laundering

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



Garage

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


lovelle

01754 769769

skegness@lovelle.co.uk