



**Tudor Lodge Guest House &  
Residential Flats, 61 & 63 Drummond  
Road, Skegness, PE25 3EQ**



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Substantial and versatile FREEHOLD in town centre location. All presented to a high standard. GUEST HOUSE with 6/7 centrally heated en-suite Bedrooms, Bar Lounge & Dining Room. OWNERS FLAT with 1/2 Bedrooms, Sitting Room, Shower Room, Laundry/Office, garden and rear car space. OWNERS SELF CONTAINED STUDIO FLAT. TWO X ONE BEDROOM RESIDENTIAL FLATS all located at the rear with parking and providing a good year round extra income i.r.o £10,000 p.a. NO CHAIN. PART EXCHANGE CONSIDERED. EPC RATINGS C,D & E

**£350,000**



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## LOCATION

Skegness is the main coastal resort of the east coast offering excellent facilities for both residents and visitors. It lies within easy driving distance of the picturesque Lincolnshire Wolds and historic market towns. The property is convenient for the town centre, schools, shopping facilities and the beach. From Turner Evans Stevens office follow Roman Bank southwards and turn left in Lumley Square into Lumley Road, the main shopping street, and approximately 50 yards before the Clock Tower turn right into Drummond Road.

## ACCOMMODATION

### GROUND FLOOR

### OPEN PORCH

And new composite door door to the:-

## HALL

With wood laminate floor, coloured leaded glazed window to the side elevation, radiator, Fire control panel, door to store, new radiator.

## SHOWER ROOM / W.C

(Being re-fitted in 2022) With shower, hand basin and shaver light, W.C, tiled floor and walls, radiator, extractor.

## GUEST LOUNGE / BAR 18'7" x 11'7" (5.66m x 3.53m)

With feature brick faced fireplace with raised hearth and tiled shelf for an electric fire, new walk in pvc square bay window, built in upholstered seating, ceiling fan/light and beam features, corner brick and wood topped BAR with shelving, optics, drinks chillers.

## DINING ROOM 15'8" x 10'10" (4.77m x 3.30m)

With mock beam feature, seating for 14-16 at 8 tables, new coloured leaded glazed pvc window, feature brick faced chimney breast, ceiling fan/light and wall lighting, door to:-

## LOBBY

With hand basin, extractor, door to side elevation, boiler cupboard housing the gas central heating boiler (serving the hotel radiators, and rest of hot water) central heating control panel, leading to the:-

## KITCHEN 8'7" x 7'11" (2.61m x 2.41m)

With base and wall units, roll edge worksurfaces with tiled splashbacks, inset double bowl stainless steel sink unit with mixer tap over, space for dishwasher, Cooker with 4 gas rings, stainless steel chimney canopy above, space for fridge freezer, dishwasher, built in cupboard housing the electric meters and fuses, pvc window to the rear elevation, ceiling fan light, CCTV system with upto 6 cameras.

## SIDE STORE 7'6" x 10'6" maximum (2.28m x 3.20m)

With pvc doors to the front and rear, pvc window, built in cupboards.

## OWNERS FLAT

Accessed via a door from the Dining Room.

## LAUNDRY ROOM / OFFICE 10'11" x 5'2" (3.32m x 1.57m)

With tiled floor, spaces for automatic washing machine and dryer, built in cupboards, T.V aerial point.

## SITTING ROOM 10'4" x 9'4" minimum (3.15m x 2.84m)

With laminate effect floor, coving to ceiling, pvc window, pvc French doors to the side elevation. Monitor with CCTV cameras.

## BEDROOM 1 9'6" x 9'8" (2.89m x 2.94m) minimum to face of deep wardrobes.

With pvc window, built in wardrobes to one wall, built in top cupboards above the bed, radiator, wood effect flooring, passage to:-

## INNER HALL

Currently used as a Store

## BEDROOM 2 / GUEST ROOM 7

with metal double glazed patio door to side, radiator.

## En-Suite Shower Room

With tiled shower with shower, hand basin and W.C

## GUEST BEDROOMS

Recently re-fitted or carpeted.

## BEDROOM 6

Twin – with new pvc bay window to the front elevation with sitting area, new radiator, ceiling fan light, overbed lights.

En-Suite Shower Room

Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C,



extractor, new waterproof walling and flooring.

### BEDROOM 3

Double – with new pvc bay window to the front elevation with sitting area, overbed lights, new radiator, ceiling fan light

En-Suite Shower Room

Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin and shaver light, extractor, waterproof walling and flooring.

### FIRST FLOOR LANDING

With 2 radiators, metal double glazed window, linen store (could connect through to the front and it is thought there used to be a stairway)

### BEDROOM 1

Double – with new pvc window to the front elevation, radiator, ceiling fan light, new radiator.

En-Suite Shower Room

Re-fitted 2021 with shower enclosure with screen door and electric Triton shower, hand basin in a vanity unit and shaver light, W.C, extractor, new waterproof walling and flooring.

### BEDROOM 5

Double – with new pvc window, new radiator, ceiling fan/light.

En-Suite Shower Room

Re-fitted 2021 with shower enclosure with screen door and electric shower, W.C, hand basin in a vanity unit and shaver point, extractor, new waterproof walling and flooring.

### BEDROOM 2

Double – with double glazed window, new radiator, ceiling fan/light.

En-Suite Shower Room

Re-fitted 2021 with shower enclosure with screen door and electric shower, W.C, hand basin in a vanity unit and shaver point, extractor, new waterproof walling and flooring.

## BEDROOM 4

Double & Single – with double glazed window to the side elevation, new radiator ceiling fan light, built in cupboard housing the hot water cylinder (serving rooms 3,6, 4 and bathroom)

En-Suite Shower Room

Re-fitted 2021 with bath with electric Triton shower over and screen, hand basin, shaver point, W.C, opaque pvc window, tiled surround, radiator, new waterproof walling and flooring.

## CLEANING CUPBOARD

(a staircase here could give access to the Bedsit flat).

## OUTSIDE

To the front is a paved parking area for upto 6/7 cars. To the south side is a wide passage with cold water tap leading to the front via the Store. To the rear is a new raised decked patio with new fencing, cold water tap, Shed, gate to rear service road with concreted parking for a further 2 cars, bin spaces.

## THE FLATS

Access at the rear via an attractive wall with pillars and lamps and gate leads to the steps and sitting area by the main entrance:-

## HALL

With timber door and side pvc window, T.V distribution system for flats.

## FLAT 3

Rent £100 per week  
own electric heating

## SITTING ROOM 14'6" x 9'4" (4.43m x 2.86m)

with 2 pvc windows, 2 radiators, T.V aerial, built in cupboard.

## KITCHENETTE 9'2" x 6' (2.80m x 1.83m)

With built in base and wall units, roll edge worksurfaces with tiled splashbacks, space for electric cooker and cooker hood above, space for fridge freezer, space for washing machine, electric fuses, coin meter.



## DOUBLE BEDROOM 11'2" x 9'8" reducing to 7'10" (3.41m x 2.93m/2.34m)

with 2 pvc windows (one side opening), radiator.

## BATHROOM

With tiled shower enclosure and Triton shower and screen door, W.C, hand basin set in a vanity unit, ladder towel rail, tiled surround, extractor.

## OWNERS BEDSIT

With own electric heating  
(used by owners family/friends).

## BEDSITTING ROOM with KITCHENETTE 19'6" x 7'10" (5.94m x 2.38m)

with overbed lights, 3 pvc windows, fitted base and wall units, stainless steel sink unit with mixer tap over, space for appliances, coin meter, 2 radiators.

### En-Suite Shower Room

with tiled shower enclosure with screen door, tiled surround, hand basin, W.C, extractor

## SECOND FLOOR

### FLAT 4

Rent £95.00 per week  
With own electric heating

### HALL

with electric fuses and coin meter, radiator, storage.

### SHOWER ROOM 6' x 5'4" maximum

with tiled shower enclosure with shower, W.C, extractor, hand basin and shaver point, radiator, extractor.

## DOUBLE BEDROOM 10'2" x 13'4"/9'10" (3.09m c 4.06m/2.99m)

with pvc window, radiator.

## BEDROOM 14'1" x 8'11" (4.29m x 2.71m) being shaped

with pvc window, access to eaves roof space.

## SITTING ROOM with KITCHENETTE

with wood effect flooring, pvc window to the side elevation, fitted Kitchen units, built under oven and hob with cooker hood above, stainless steel single drainer sink unit with mixer tap over, plumbing for washing machine, appliance space, extractor, radiator.

## GENERAL INFORMATION

### TENURE

We believe the property to be Freehold and are awaiting solicitors confirmation. All interested parties are advised to make their own enquires. Subject to the existing tenancies of the flats if required. Prospective purchasers are advised to satisfy themselves regarding rental income at the time an offer to purchase is made.

### SERVICES

Mains gas, electricity, water and foul sewerage services are connected to the property. It is understood that each flat has separate water bills and are fitted with electric coin meters. Please note that none of the services or service installations have been inspected or tested by the agents and purchasers should rely on their own survey.

### ASSESSMENTS

Rateable Value:- £4,150

It is understood there are Council Tax listings in the owners accommodation and the 2 large flats. Taken from the Valuation Office website. Prospective purchasers should satisfy themselves regarding any relief they may be entitled to.

## VIEWING

All viewings by appointment with Turner Evans Stevens office in Skegness with 24 hours notice being appreciated.

## PREMISES LICENCE

Prospective purchasers to satisfy themselves regarding existence of same.

## INCLUSIONS

For sale as a going concern with the exception of the owners private possessions.

## ACCOUNTS

May be made available to bona fide enquirers who have viewed the property.



# Floorplan



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