



68B South Parade,  
Skegness, Lincs, PE25 3HP



**£124,950**

- MAGNIFICENT VIEWS OVER THE FORESHORE, BOATING LAKE & SEA
- PVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- CAR SPACE & SHARED USE OF THE GARAGE
- MUST BE SEEN TO APPRECIATE THE VIEW
- PHOTO SHOWS WHOLE PROPERTY
- EPC RATING C



A penthouse apartment with magnificent views over the foreshore, boating lake & sea. With Lounge, Dining Room, 2 Bedrooms, Kitchen, Bathroom, pvc double glazing, gas central heating, car space & shared use of the Garage. Must be seen to appreciate the view. Photo shows whole property. EPC Rating C.

## LOCATION

From Newton Fallowell office in Skegness turn left onto Roman Bank and left into Lumley Road, the main shopping street, turn right at the Clock Tower and into South Parade.

## ACCOMMODATION

Entrance is at the rear via a metal external staircase leading to the:-

## LOWER HALL

With radiator and stairs to UPPER HALLWAY with radiator and access to roof space.

## LOUNGE

13' 6" x 14' 8"

With decorative fireplace with inset fire, T.V point, 2 radiators, large pvc window with extensive views over the boating lake and foreshore.

## DINING ROOM

10' 11" x 7' 8"

With 3 high level pvc picture windows with extensive views over the boating lake and foreshore.



## KITCHEN

14' 1" x 9' 0" maximum with reduced headroom at the eaves.

Fitted with a range of base and wall units, roll edge worksurfaces with tiled splashbacks, stainless steel sink unit, plumbing for washing machine, further appliance spaces, wall mounted gas central heating boiler, pvc window to the rear elevation.

## BEDROOM 1

13' 7" x 14' 0" 6

With built in wardrobes to one wall, radiator, pvc window to the front elevation with extensive views over the boating lake and foreshore.

## BEDROOM 2

14' 2" x 8' 9"

With pc window to the rear elevation, radiator.

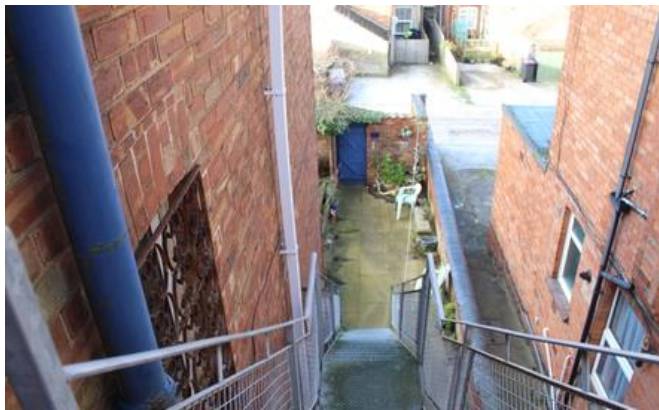
## BATHROOM

10' 1" x 5' 2"

With a step down, bath in a tiled surround, W.C, pedestal hand basin, part wood panelled walls, opaque pvc window to the side elevation, radiator.

## OUTSIDE

To the rear of the property is a shared courtyard with paved seating area and gate access, car space and use of half of the garage.



### TENURE

Leasehold for a term of 99 years from September 1988 at an annual ground rent of £50.00.

### SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

### VIEWING

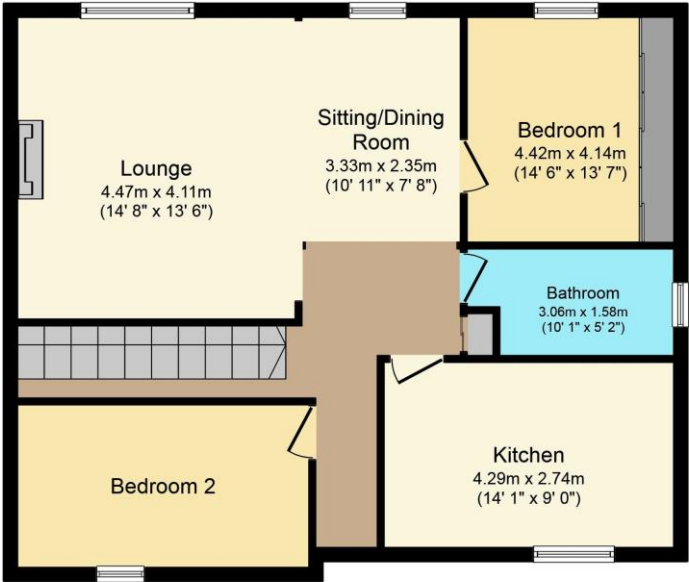
By prior appointment with Newton Fallowell office in Skegness.

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2024/25 - £1,442.67



# Floorplan



Floor Plan

Total floor area 78.0 sq. m. (840 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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