



30 Langton Court,
Skegness, PE25 2BB



£89,950

- 2 BEDROOM BUNGALOW
- GAS CENTRAL HEATING
- CONVENIENT FOR THE TOWN CENTRE
- PVC DOUBLE GLAZING
- FRONT & REAR SOUTH FACING GARDEN
- LEASEHOLD
- COMMUNAL PARKING
- EPC RATING C



NO CHAIN. A 2 bedroom bungalow on this convenient residential complex convenient for the town centre. With Entrance Porch, Hall, Lounge/Diner, Kitchen, Bathroom, pvc double glazing, gas central heating, south facing front and rear garden, communal parking. EPC Rating C

LOCATION

From Newton Fallowell office in Skegness follow Roman Bank northwards to the traffic lights and turn left into Burgh Road and right into Langton Court at the end of the first row of terraced houses. The bungalow is set within a development of similar properties.

CONSERVATORY

3m x 1.8m (10ft x 6ft)

Of pvc construction, pvc door to:-

HALL

With radiator.

LIVING ROOM

3.7m x 3m (12ft x 10ft)

With pvc bow window TO the front elevation, radiator, coal effect electric fire in a decorative surround.

DINING AREA

1.8m x 1.8m (6ft x 6ft)

With radiator, pvc door and window to the rear elevation, archway to:-



KITCHEN

2.1m x 1.8m (7ft x 6ft)

With base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, plumbing for washing machine, space for fridge freezer, built in oven, inset electric hob, pvc to the rear elevation, baxi wall mounted gas central heating boiler.

BEDROOM 1

2.7m x 2.7m (9ft x 9ft)

With pvc window to the rear elevation, radiator.

BEDROOM 2

2.7m x 2.1m (9ft x 7ft)

With pvc window overlooking the conservatory, radiator.

BATHROOM

1.8m x 1.5m (6ft x 5ft)

With corner shower enclosure with sliding door and electric Triton shower, WC with concealed cistern, hand basin in a vanity unit, heated towel radiator.

OUTSIDE

To the front is a paved area with artificial grass and pvc fencing. The rear garden is paved with pvc fencing. Communal parking.

TENURE

Held under Lease for a term of 999 years from 6th April 1985. An annual ground rent of approx £1,200 is payable. The average annual maintenance charge is £49.92. Under the terms of the lease the property is supposed to be vacated during the month of February. On re-sale a 5% fee is paid to the park by the seller plus legal costs.

SERVICES

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

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2022/23 - £1375.33

Floorplan

Ground Floor

Approx. 50.1 sq. metres (538.8 sq. feet)



Total area: approx. 50.1 sq. metres (538.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk