



Flat 7, 42 South Parade,
Skegness, Lincs, PE25 3HW



£122,490

- 2 BED FIRST FLOOR APARTMENT
- STUNNING SEAFRONT AND FORESHORE VIEWS
- CONVENIENT ACCESS TO BEACH AND TOWN CENTRE AMENITIES
- SECURE ENTRY SYSTEM
- ALLOCATED PARKING
- EPC RATING D
- LEASEHOLD
- COUNCIL TAX BAND A



A well presented 2 Bedroom First Floor Apartment with stunning Seafront and Foreshore views, convenient access to the Beach/Seafront promenade and the town centre and amenities. The property is accessed via a secure entry com system with communal Hallway. The accommodation comprises, Hallway, Spacious Lounge/Diner, 14' Breakfast Kitchen, Bathroom and allocated parking. Gas central heating and double glazing. EPC Rating D

ACCOMMODATION

Accessed via a secure intercom system.

COMMUNAL HALLWAY

With a tiled floor, neutral decor and floor coverings, stairs leading up to the first floor.

HALL

The first floor landing has an access door leading into the Flat, with radiator and doors to:-

LOUNGE/DINER

3.86m x 5.08m (12.7ft x 16.7ft)

With double glazed bay window to the front elevation with pleasant views towards the sea, with focal feature to the room being an attractively tiled, cast iron Fireplace with wood surround and mantle, radiator, picture rail, decorative ceiling and period high coved ceiling.



BREAKFAST KITCHEN

4.49m x 2.59m (14.7ft x 8.5ft)

With a range of wall and base units with roll edge worksurfaces and tiled splashbacks, 1 1/2 bowl inset sink unit with mixer tap over, space and plumbing for washing machine, space for further appliances, inset gas oven with 4 ring gas hob with extractor above, radiator, picture rail, tiled floor, double glazed window to the front elevation with views towards the sea.

BATHROOM

2.85m x 1.7m (9.4ft x 5.6ft)

With a panelled bath with shower over and shower screen, inset wash basin and WC with vanity cupboards, mirror, shaver light, extractor, radiator and tiled floor.

BEDROOM 1

2.48m x 3.23m (8.1ft x 10.6ft)

With a double glazed window to the rear elevation and radiator.

BEDROOM 2

3.37m x 2.7m (11.1ft x 8.9ft)

With a step down to this room, 2 double glazed windows to the side elevation, radiator.

OUTSIDE

The property benefits from allocated parking to the front.



TENURE

Leasehold for a term of 125 years from July 2004 at an annual ground rent and service charge of £1,200.

The property is currently let out on an Assured Shorthold Tenancy Agreement and details of rental income is available on request. Vacant possession available if required.

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 and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2022/23 - £1,375.33

Floorplan



Total area: approx. 59.5 sq. metres (640.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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