

FOR SALE BY SECURE SALE
ONLINE BIDDING
(terms and conditions apply)

 **NEWTON FALLOWELL**



Waterfront House, 33 Albert Avenue,
Skegness, Lincs, PE25 3DQ



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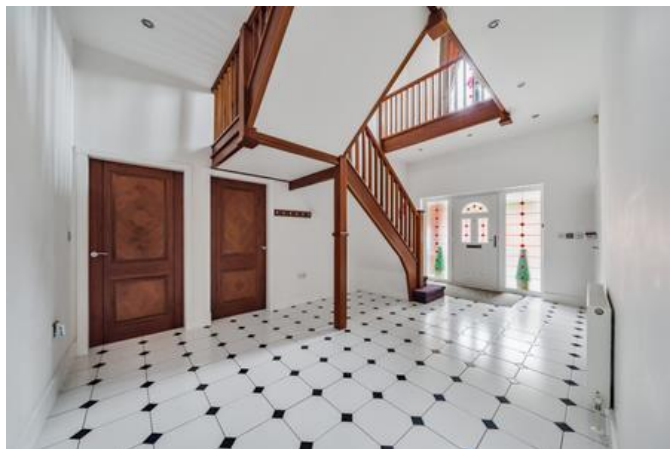
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Starting Bid: £490,000



Key Features

- IMPRESSIVE SEA VIEWS
- SWIMMING POOL
- DOUBLE GARAGE BLOCK
- LUXURIOUS MASTER SUITE
- STUNNING GARDENS
- EPC RATING C
- FREEHOLD





Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £490,000. A most impressive and spacious family residence with uninterrupted open views to the sea and overlooking the beautiful mature landscaped gardens extending to the beach with three-tiered fountain and thatched summer house. The elegant accommodation includes an impressive Reception Hall with a fine walnut staircase leading to the Galleried Landing. Three ground floor Bedrooms and three Bathrooms. Master Suite with Lounge, Dressing Room and 21' luxurious En-suite Bath & Shower Room. Indoor Swimming Pool. The first floor has a further Bedroom, W.C, 28' dual aspect Lounge, 26' Dining /Family Room and Kitchen, Utility. A Glazed Balcony runs along the back of the property, great for entertaining. The stunning gardens include a formal fountain, Thatched Summerhouse, lawns and Beach Gate. A large block paved and gated Courtyard provides ample parking plus Double Garage Block. Viewing essential to appreciate the quality of the entire property, its privacy and outlook. EPC Rating C

ACCOMMODATION

OPEN PORCH

With lighting.

RECEPTION HALL 5.97m x 3.40m (19'7" x 11'2")

With ceramic tiled floor, impressive walnut doors and a wide carpeted walnut staircase leading off, telephone point, downlights.

LAUNDRY ROOM & W.C 2.91m x 1.88m (9'6" x 6'2")

With tiled floor, hand basin, W.C, extractor, chrome ladder towel radiator, opaque pvc window with venetian blinds, built in cupboard, plumbing for washing machine.

MASTER BEDROOM SUITE 0.00m x 0.00m (0'0" x 0'0")

Bedroom 4.22m x 4.89m (13'10" x 16'0")

With two sets of downlighters, pvc french doors and screens opening to the Pool, radiator, feature 'circular' arched opening to the:-

Lounge Area 3.81m x 3.60m (12'6" x 11'10")

With downlights, radiator, pvc patio doors with side screens opening to the Lower Terrace.

En-Suite Bathroom 6.46m x 2.35m (21'2" x 7'8")

Being beautifully set out with natural porcelain floor and wall tiles, twin hand basins on a quartz worktop with oak storage unit with twin wall cabinets and lights above, raised freestanding bath, walk in shower, W.C, two chrome ladder towel radiators, opaque pvc window with vertical blinds extractor.

Dressing Room 3.44m x 2.08m (11'4" x 6'10")

With built in storage, shelving and clothes rails.

BEDROOM 2 4.73m x 4.53m (15'6" x 14'11")

With radiator, downlighters, telephone point, T.V aerial leads, pvc patio doors and side screens to the covered Lower Terrace, door to shared En-Suite.

BEDROOM 3 4.27m x 3.00m (14'0" x 9'10")

With 2 pvc windows to the front elevation, radiator, dimmer controlled downlighters door to:-

EN-SUITE SHOWER ROOM 3.20m x 1.27m (10'6" x 4'2")

With connecting doors to both Bedrooms 2 and 3, full width shower cubicle with rain bar shower, hand shower, marble tiling to walls, tiled floor, wash bowl and W.C, opaque pvc window with venetian blinds.

GALLERIED LANDING 0.00m x 0.00m (0'0" x 0'0")

With two dimmer controlled chandelier light fittings, 2 radiators, large feature pvc window facing the courtyard.





BEDROOM 4 / STUDY 4.44m x 2.63m (14'7" x 8'7")

Currently used as a Study with pvc window facing the courtyard, radiator.

CLOAKROOM

With low flush W.C, pedestal hand basin, marble tiled surround, radiator, extractor.

DINING / FAMILY ROOM / KITCHEN

8.18m x 3.58m (26'10" x 11'8")

With 2 pairs of pvc patio doors with side screens offering superb garden and seaview and giving access to the Balcony. The flooring to the main area is Karndene. A step up to the Kitchen area 14' x 8'2" (4.25m x 2.49m) also with contrasting Karndene flooring and beautifully fitted with a handmade walnut Greshams range of base and wall cabinets with deep quartz worksurfaces, underlighting to the opaque glazed wall cabinets, built in microwave, built in double oven, integrated dishwasher, stainless steel square sink, island unit with inset 5 ring ceramic hob with stainless steel and glass canopy above, downlighting.

UTILITY ROOM 2.64m x 2.59m (8'8" x 8'6")

With base and wall cupboards, spaces for washing machine and dryer, stainless steel sink unit with mixer tap over, opaque pvc window, flooring to match the kitchen, radiator, extractor.

LOUNGE 8.54m x 4.54m (28'0" x 14'11")

With 2 pvc windows overlooking the courtyard, ample T.V and electric sockets, telephone point, 2 radiators, east facing pvc patio doors and side screens with beautiful garden and sea views to the:-

BALCONY

Being the full width of the house and offering superb garden and seaviews, composite decking, lighting and glazed balcony.

INDOOR POOL 7.63m x 4.15m (25'0" x 13'7")

With tiled floor, Swimming Pool with jet and wave machine, Vaporex 55 air-conditioning unit, power point, gym area, pvc framed windows and doors to garden (power house to the rear) edwardian style vaulted roof. French doors also connecting to the Master Bedroom Suite.



OUTSIDE

The property is approached over a block paved private drive leading from the end of Albert Avenue (also serving No. 35) and leading to the remote controlled gates giving access to the ample block paved courtyard with perimeter lighting and gated path to the front garden and leading to the:-

DOUBLE GARAGE BLOCK

With central heating system for the house, light and power, one manual and one powered roller shutter door, storage in roof space.

OUTSIDE CONT

The rear gardens have been gloriously landscaped to provide a covered lower terrace for outdoor dining. Paths leading around the circular pond with three tier fountain, past lawns to a raised walled seating area by the charming THATCHED SUMMERHOUSE with rockery garden rising behind. Steps lead to the top large lawned area with a gate to the sand dunes. Perimeter garden lighting, timber sheds.

TENURE

Freehold.

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 0.00m x 0.00m (0'0" x 0'0")

Charging Authority – East Lindsey District Council
Band F - 2023/24 - £2,979.87



AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

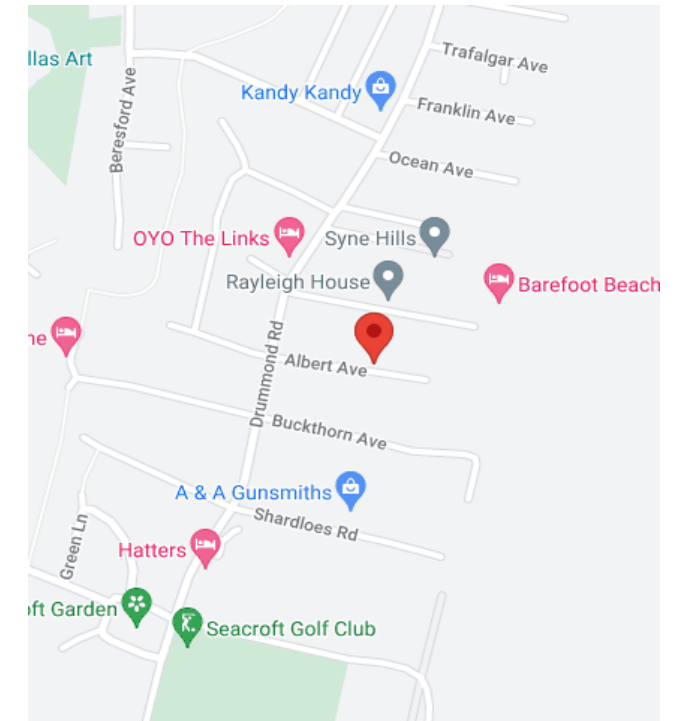
A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

AUCTIONEERS ADDITIONAL COMMENTS

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Albert Avenue, Skegness, PE25

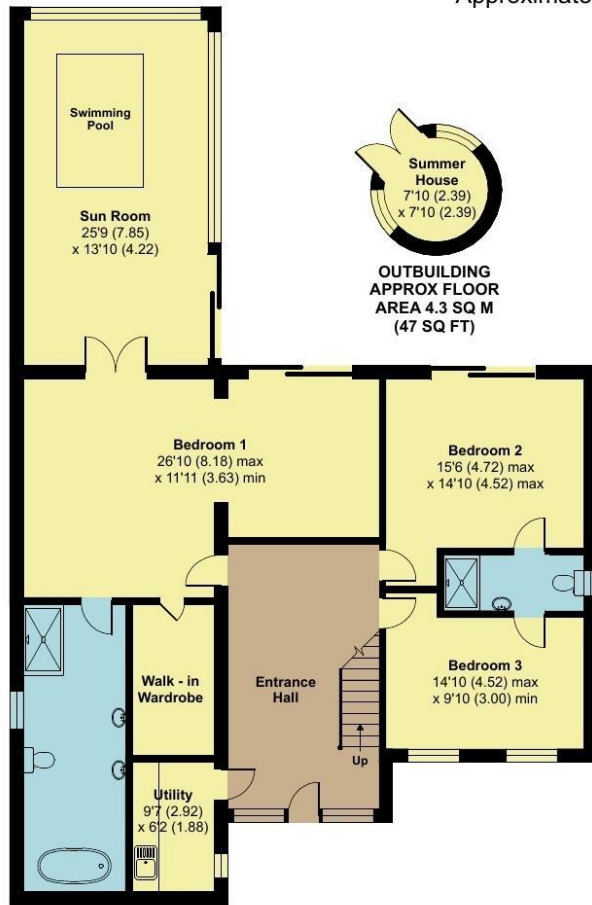
Approximate Area = 3071 sq ft / 285.2 sq m (excludes void)

Garage = 533 sq ft / 49.5 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 3651 sq ft / 339.1 sq m

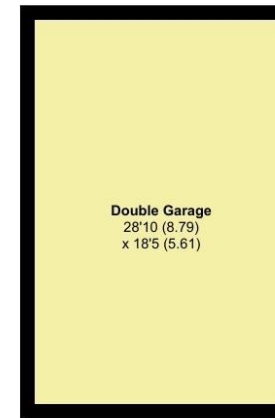
For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 161.7 SQ M
(1741 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 123.5 SQ M
(1330 SQ FT)**



**GARAGE
APPROX FLOOR
AREA 49.5 SQ M
(533 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hunters Property Group. REF: 960942

