



Surf Mount, 80 St Andrews Drive,
Skegness, Lincs, PE25 1DL



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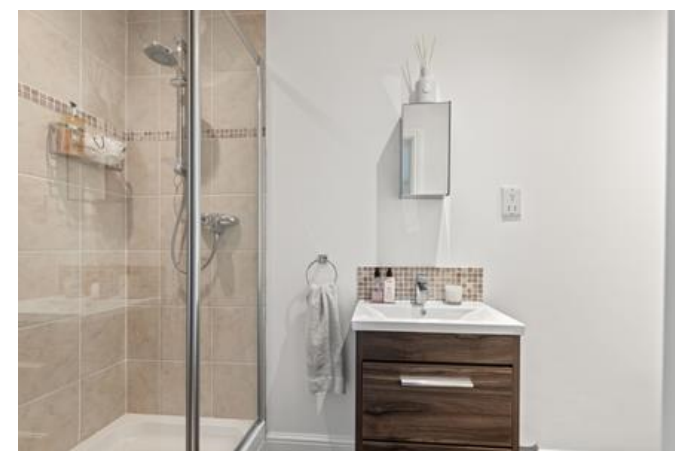
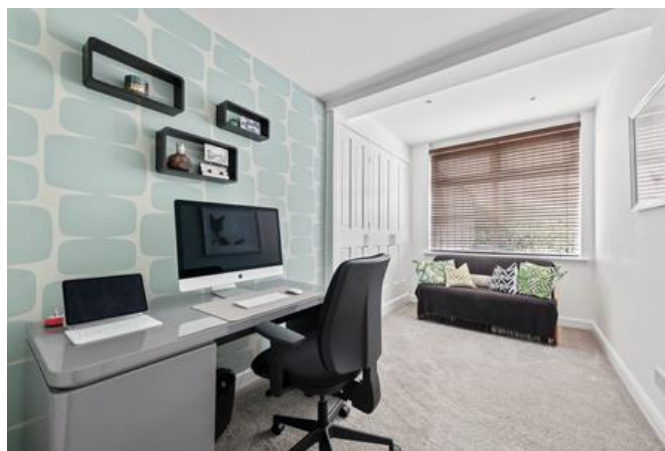
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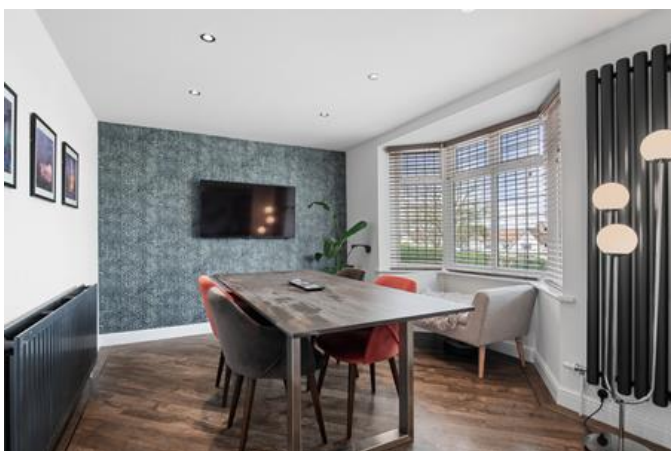
£799,950



Key Features

- IMPRESSIVE 4 BEDROOM HOUSE
- STUNNING SEA VIEWS
- 1 BEDROOM SELF CONTAINED ANNEXE
- DOUBLE GARAGE
- LANDSCAPED GARDENS STRETCHING DOWN TO THE SAND DUNES
- FREEHOLD
- EPC RATINGS C
- NO ONWARD CHAIN





No Onward Chain. Surf Mount is an impressive detached four bedroom family residence situated on a 'double plot' extending to approx 1 acre with a spacious annexe positioned in one of the best locations on the east coast 'The Ridge' for sandy beaches and far reaching sea views out towards the north Norfolk Coast.

The property is approached over a long driveway to the double garage with landscaped gardens to the front and rear with access to the beach. Whilst traditional, the property has been modernised throughout. A wow feature is the far-reaching sea views from not only the 1st floor accommodation but also the ground floor and self contained annexe, which is also very well presented and modern.

In the agents opinion this is one not to be missed for both the sought after beach front location and stylish well thought out designed rooms.

ACCOMMODATION

Entrance is on the side elevation via a short flight of steps to a solid wood entrance door with glazed side screens opening to the:-

ENTRANCE PORCH

With tiled floor, wall heater and an inner door to the:-

HALLWAY

With karndean flooring, downlights to ceiling, radiator and stairs leading to the first floor.

SHOWER ROOM

With tiled shower enclosure and screen door, hand basin in a vanity unit, W.C, radiator, karndean flooring.

STUDY / BEDROOM 5 4.74m x 2.30m (15'7" x 7'6")

With pvc window to the side elevation, a range of deep built in storage cupboards, radiator.

DINING ROOM 5.67m x 3.34m (18'7" x 11'0")

With a set of bi-fold doors opening out onto the sun terrace with views over the garden out towards the sea, karndean flooring, radiator, set of 3 over-table pendant lights.

LIVING ROOM 5.42m x 4.28m (17'10" x 14'0")

With patio doors opening out onto the sun terrace with views over the garden out towards the sea, downlights to ceiling, wall mounted T.V aerial point.

KITCHEN 3.65m x 5.55m (12'0" x 18'2")

Beautifully fitted with a stylish range of base units with worksurfaces and tiled splashbacks over, sink unit with mixer tap over, built in wine cooler, plumbing for dishwasher, tall units housing an eye level Neff oven, combination oven and warming drawer, space for large fridge freezer. A feature "Dekton" central island has illuminated cupboards, an inset Neff induction hob with illuminated canopy and extractor above. Pvc windows to the front elevation, karndean flooring and a step leading up to the:-

BREAKFAST ROOM 3.62m x 3.39m (11'11" x 11'1")

With walk in pvc bay window to the front elevation, karndean flooring, wall mounted T.V aerial point, downlights to ceiling.

WALK IN PANTRY

With plumbing for washing machine, space for dryer, quarry tiled floor.

FIRST FLOOR LANDING

A split level staircase with decorative original leaded door and matching stained glass window panel leads the first floor landing, radiator, large built in airing cupboard housing the Worcester gas central heating boiler and hot water cylinder.





MASTER BEDROOM 4.95m x 4.29m (16'2" x 14'1")

With 2 pvc windows to the rear elevation overlooking the garden and out towards the sea, further pvc window to the side elevation, downlights to ceiling, radiator, a range of built in furniture comprising of wardrobes, drawers and a dressing table. Door to:-

EN-SUITE SHOWER ROOM

With large walk in shower enclosure with glass screen W.C with concealed cistern, hand basin in a vanity unit, chrome ladder towel radiator, tiled walls and floor, downlights to ceiling.

BEDROOM 2 4.22m x 3.65m (13'10" x 12'0")

With pvc window to the front elevation, radiator, built in wardrobes and drawers, T.V aerial point.

BEDROOM 3 3.63m x 3.00m (11'11" x 9'10")

With pvc window to the rear elevation overlooking the garden and out towards the sea, radiator, built in desk.

BEDROOM 4 2.62m x 2.65m (8'7" x 8'8")

With pvc window to the front elevation, radiator, built in wardrobe.

FAMILY BATHROOM 3.67m x 2.71m (12'0" x 8'11")

Stylishly fitted with a oval freestanding bath and pillar tap and hand shower attachment, wall mounted hand basin, W.C with concealed cistern, corner shower enclosure with raindrop shower, Villeroy & Boch fittings, tiled walls, chrome vertical radiator, downlights to ceiling, pvc window to the front elevation

ANNEXE

Being accessed either from the Kitchen of the main house or having its own separate entrance from the drive via a pvc door. An inner glazed door and side window opens into the:-

HALLWAY

With built in cupboard housing the Worcester gas central heating boiler and consumer unit, radiator.



KITCHEN 4.81m x 2.80m (15'10" x 9'2")

Fitted with a modern range of base and wall units to one wall, worksurfaces with tiled splashbacks, space for cooker, space and plumbing for washing machine, inset sink unit, extractor, window to the side elevation, breakfast bar with high level feature window overlooking the Living Room.

LIVING ROOM 5.31m x 3.66m (17'5" x 12'0")

With a pvc patio door and side screens opening out onto the sun terrace with views over the garden out towards the sea, window to the side elevation, 2 radiators, wall mounted T.V aerial point.

BEDROOM 4.63m x 2.66m (15'2" x 8'8")

With pvc window to the side elevation overlooking the drive, radiator.

BATHROOM 2.39m x 1.66m (7'10" x 5'5")

With a 'p' shaped bath with shower and screen over, wall mounted hand basin, W.C, tiled walls, window to the side, heated towel radiator.

OUTSIDE

The property is approached over a long tarmac drive with a low brick wall leading up to a spacious parking area and lawned front garden with trees and shrub borders.

A door from the drive leads to a Cellar with an electric vehicle charging point.

DOUBLE GARAGE 5.72m x 5.65m (18'10" x 18'6")

With electric roller shutter door, light and power.

A wall with arched gates leads to the stunning rear garden which includes a raised sun terrace with access from the Dining Room, Lounge and the Annexe Sitting Room. There is a further decked sun terrace with feature panelling and a Summerhouse. The garden is then divided by hedging with a wooden arbour and gate which opens onto lawns with inset trees stretching down to the sand dunes.





TENURE

Freehold

SERVICES

The property has mains electricity, gas, water and drainage connected. Heating is via an gas central heating boiler. The Annexe also has its own gas central heating boiler. The property also benefits from an electric vehicle charging point.

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 E- 2024/25 - £2,644.89.

Council Tax Band A is also payable upon the Annexe - £1,442.87

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

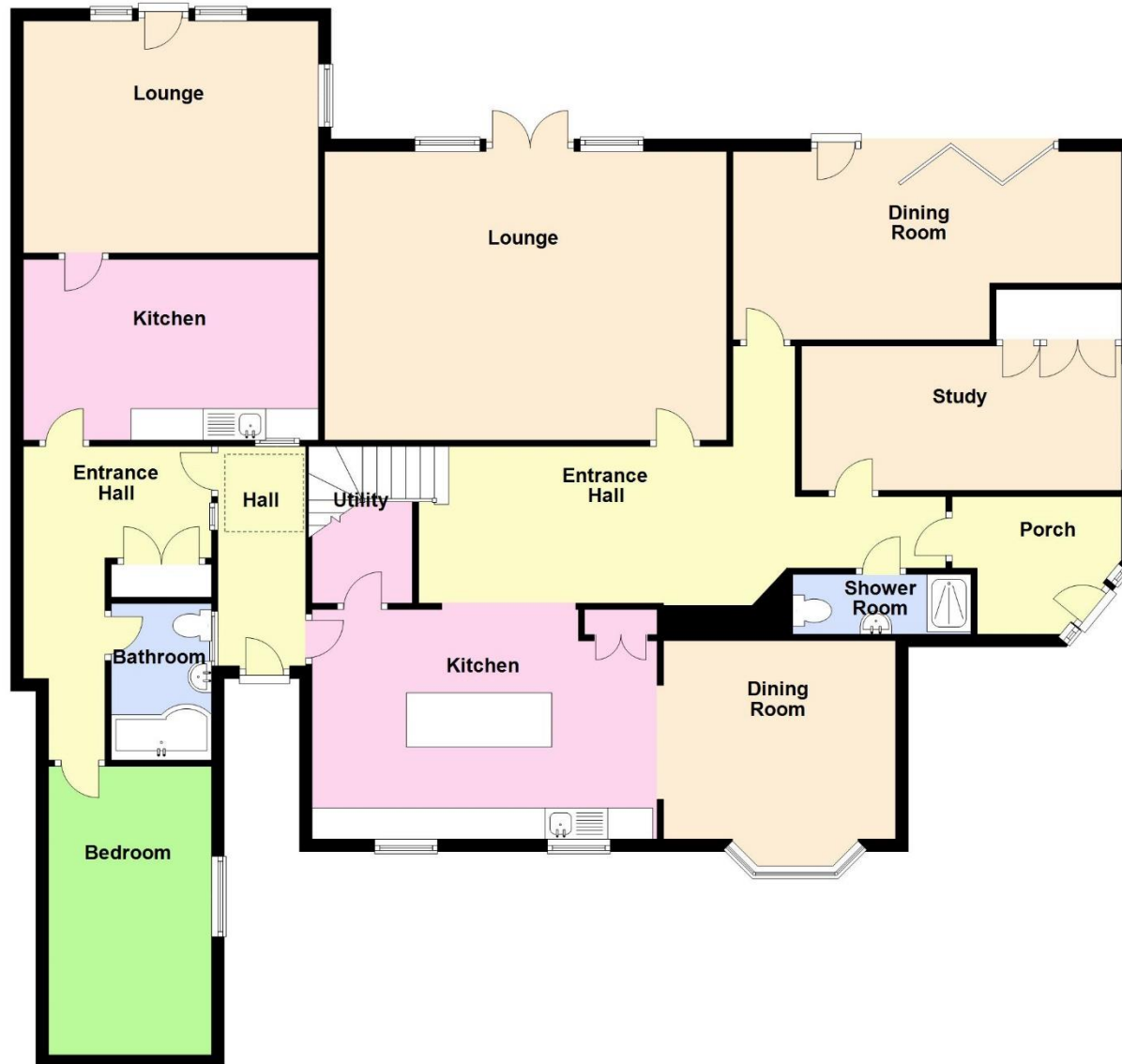
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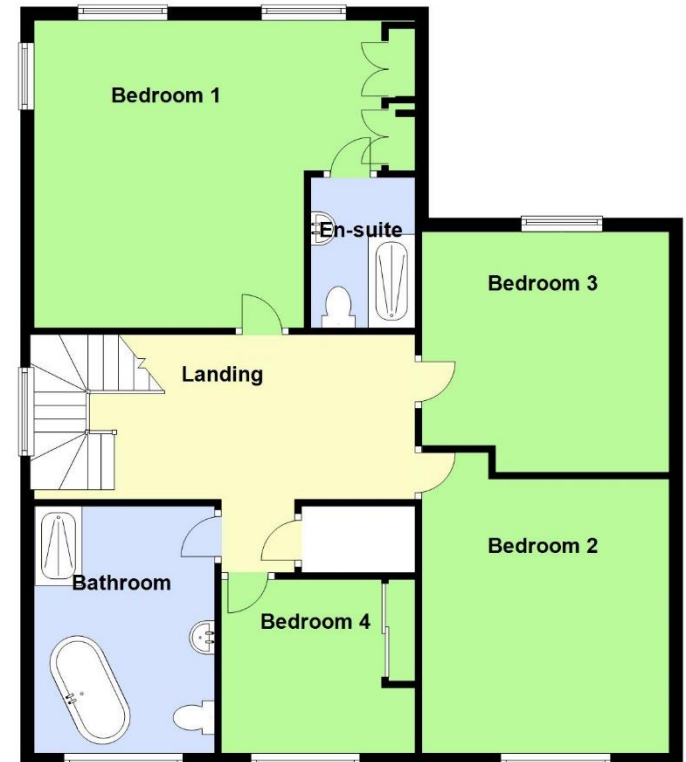
Ground Floor

Approx. 183.6 sq. metres (1976.4 sq. feet)



First Floor

Approx. 88.4 sq. metres (951.6 sq. feet)



Total area: approx. 272.0 sq. metres (2928.0 sq. feet)



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

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Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk