



7 Southwell Drive, Skegness,
Lincs, PE25 1FG



£75,000 for a 50% Share
£150,000 for 100% Freehold

- 50% SHARED OWNERSHIP OR
100% FREEHOLD
- MODERN 2 BEDROOM HOUSE
- CLOSE TO THE BEACH
- OFF STREET PARKING
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- EPC RATING C
- COUNCIL TAX BAND B



50% SHARED OWNERSHIP OR 100% FREEHOLD A modern 2 Bedroom semi detached house in this popular area on the outskirts of Skegness convenient for the beach, North Shore golf course, local schools and amenities. There is also a regular bus service on roman Bank. The accommodation comprises Reception Hall, Lounge, Kitchen and W.C To the first floor are 2 Bedrooms and a Bathroom. Benefiting from gas central heating and pvc double glazing, front garden with parking and an enclosed rear garden. EPC Rating C

ACCOMMODATION

Entrance is on the front elevation with pvc door to the:-

HALLWAY

With pvc window to the side elevation, stairs leading off with cupboard under.

KITCHEN

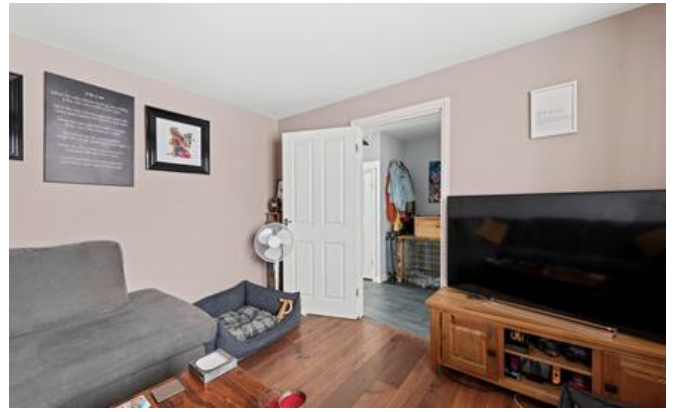
3.18m x 3.48m (10'5" x 11'5")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, built under oven with induction hob and extractor hood above, space and plumbing for washing machine, space for fridge freezer, wall mounted Glow Worm gas central heating boiler, tiled floor with electric underfloor heating, radiator, pvc window to the front elevation, pvc door to the side elevation.

LOUNGE

3.44m x 3.48m (11'4" x 11'5")

With pvc window to the rear elevation, radiator, wooden flooring.



W.C

1.17m x 2.17m (3'10" x 7'1")

With W.C, hand basin, radiator, pvc window to the side elevation

FIRST FLOOR LANDING

With access to roof space with pull down ladder and light and power, built in airing cupboard.

BEDROOM 1

2.76m x 4.62m (9'1" x 15'2")

with 2 pvc windows to the front elevation, radiator, built in cupboard over the stairs.

BEDROOM 2

3.46m x 3.87m (11'5" x 12'8")

With pvc window to the rear elevation, radiator.

BATHROOM

1.78m x 2.16m (5'10" x 7'1")

With panelled bath with Triton shower and screen over, W.C, pedestal hand basin, pvc window to the rear elevation, extractor fan.

OUTSIDE

To the front is a lawned area and a concreted car parking space.

A gravelled area to the side with wooden gate opens onto the enclosed rear garden which includes paved seating areas, lawn and timber garden shed.



SHARED OWNERSHIP

We are offering a 50% share of this property. The remaining 50% share is in the ownership of Platform Housing Group and the purchaser shall enter into a Lease with a remaining term of 83 Years. The current rent payable for 2024 on a 50% share is £252.04 + £33.28 service charge per calendar month. Applicants are to email Platform Housing Group at resales@platgormhg.com. Alternatively the 100% Freehold is available.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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 B - 2024/25 - £1683.11

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.

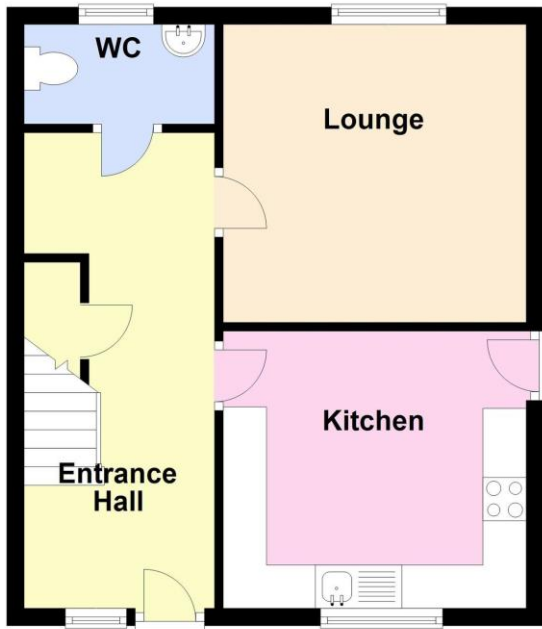
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

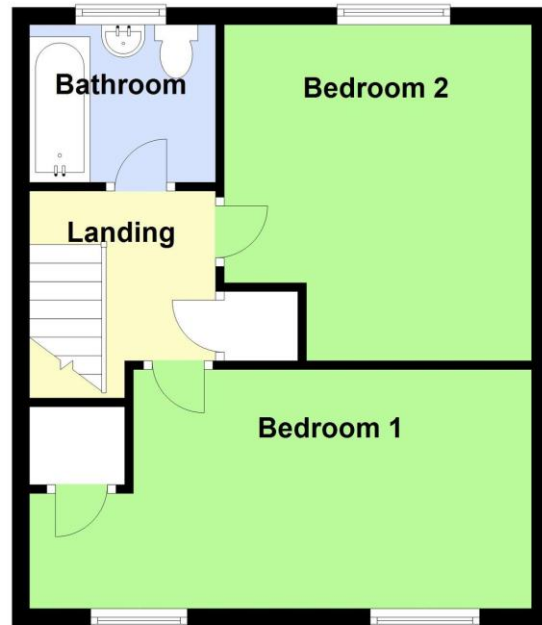
Ground Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.8 sq. feet)



Total area: approx. 78.1 sq. metres (840.1 sq. feet)



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



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