



Clarence House, 32 South Parade,
Skegness, Lincs, PE25 3HW



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£315,000

- SEAFRONT GUEST HOUSE
- EXTREMELY WELL PRESENTED
- 6 EN-SUITE LETTING ROOMS
- SPACIOUS & VERSATILE OWNERS ACCOMMODATION
- FRONTAGE PARKING
- COURTYARD GARDEN
- FREEHOLD
- EPC RATING C



An extremely well presented Guest House with 6 En-Suite Letting Rooms and Excellent versatile 2 Bedroom Owners Accommodation in a fabulous Promenade location and close to the town. With frontage parking and rear courtyard garden. For Sale as a going concern.

LOCATION

Clarence House lies on South Parade within easy walking distance of the Town Centre and many of the holiday attractions in this popular east coast resort.

ACCOMMODATION

The main entrance is from the promenade via a block paved frontage with car parking and a short flight of steps leading to the OPEN PORCH with light, intercom and a new double glazed door leading to the:-

HALLWAY

With radiator, dado rail, Fire Alarm control panel and stairs to the upper and lower floors.

BEDROOM 1

4.96m x 4.72m (16'4" x 15'6")

Twin - with pvc bay window and seating area, bedside lights, radiator, T.V, lovely promenade views. EN-SUITE SHOWER ROOM with shower enclosure, waterproof walling, W.C, hand basin and extractor.

GUEST DINING ROOM

4.32m x 3.96m (14'2" x 13'0")

With pvc window, radiator, tables and chairs, built in storage cupboard.

KITCHEN

4.11m x 2.80m (13'6" x 9'2")

With base and wall units, worksurfaces, under counter fridge and freezer, Hot Plate, Bain Marie, Microwave.

FIRST FLOOR LANDING

With walk in built in storage cupboard with light, shelving and hot water cylinder (guest house)

BEDROOM 2

4.41m x 2.80m (14'6" x 9'2")

Double – with pvc window, radiator and T.V, downlights.

EN-SUITE SHOWER ROOM with shower enclosure, W.C, hand basin, radiator and pvc window.

BEDROOM 3

4.32m x 3.96m (14'2" x 13'0")

Twin with sitting area - with pvc window to the rear, radiator and T.V, wardrobe.

EN-SUITE SHOWER ROOM with shower enclosure, waterproof walling, W.C, hand basin and extractor.

BEDROOM 4

5.02m x 4.02m (16'6" x 13'2")

Four poster double – with pvc bay window with seating area, radiator, T.V.

EN-SUITE SHOWER ROOM 6'7" x 6'2" (2.04m x 1.88m) with shower enclosure, W.C, hand basin, radiator, opaque pvc window, waterproof walling.

SECOND FLOOR LANDING

with access to roof space with 3 header tanks, built in cupboard and pvc window, walk-in built in cupboard.

BEDROOM 5

4.32m x 3.68m (14'2" x 12'1")

Double with sitting area - with pvc window to the rear, radiator, T.V., overbed lights.

EN-SUITE SHOWER ROOM with shower enclosure, waterproof walling, W.C, hand basin, radiator, extractor.

BEDROOM 6

4.32m x 3.71m (14'2" x 12'2")

Double with sitting area – with pvc window, radiator, T.V.

EN-SUITE SHOWER ROOM 6'6" x 6'3" (2.01m x 1.92m) with shower enclosure, W.C, hand basin, radiator, opaque pvc window, waterproof walling.

LOWER GROUND FLOOR - OWNERS ACCOMMODATION

HALLWAY

With radiator, recessed spotlights to the ceiling, storage cupboard with extractor, plumbing for washing machine.

W.C

With radiator, toilet, hand basin, sensor light.

LOUNGE

6.27m x 4.75m (20'7" x 15'7")

With high level walk in pvc bay window to the front elevation, decorative fireplace surround, radiator, downlights to ceiling, arched opening to the:-

SNUG

3.77m x 2.83m (12'5" x 9'4")

With radiator, french doors opening to the:-

OFFICE / CONSERVATORY

4.32m x 3.07m (14'2" x 10'1")

With opaque pvc framed polycarbonate roof with skylight, pvc stable door to the rear, radiator, chest freezer, washing machine and fridge, further appliance space.

KITCHEN

5.21m x 2.80m (17'1" x 9'2")

Fitted with a range of white cupboards and appliance space under, stainless steel sink unit with lever taps, fridge, dishwasher, 5 ring gas cooker and double oven with stainless steel surround and extractor, steel sink unit with lever taps, hand basin, wall mounted gas central heating boiler, electric fuse boxes, suspended ceiling with backlit panels, 2 pvc windows, built in airing cupboard housing the insulated hot water cylinder for the owners, understairs recess.

SITTING / DINING ROOM

5.09m x 2.77m (16'8" x 9'1")

With pvc window, T.V aerial point, telephone point, intercom to open the front door and CCTV camera (plus cameras) Key cupboard, electric fuses for the owners accommodation, radiator.

REAR HALLWAY

With pvc door to the rear, radiator.

HOBBY ROOM

2.51m x 1.80m (8'2" x 5'11")

With sky light window and wood effect floor, base units.

BEDROOM 1

4.52m x 2.42m (14'10" x 7'11")

With pvc window to the rear elevation, dado rail, downlights.

BEDROOM 2

3.44m x 2.40m (11'4" x 7'11")

With pvc window to the rear elevation, wardrobes.



BATHROOM

1.55m x 1.46m (5'1" x 4'10")

Attractively fitted with shaped shower bath with Triton electric shower over, W.C, hand basin unit, extractor, opaque pvc window, chrome electric vertical towel radiator, tiled walls and floor, underfloor heating, downlights..

OUTSIDE

To the front is a block paved area. To the rear is a west facing garden sitting out area with exterior lighting, Store with tumble dryer, exterior power points and security lighting, space for a hot tub and a decking and canopy. A pedestrian gate and access to Drummond Road.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and sewerage services are connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

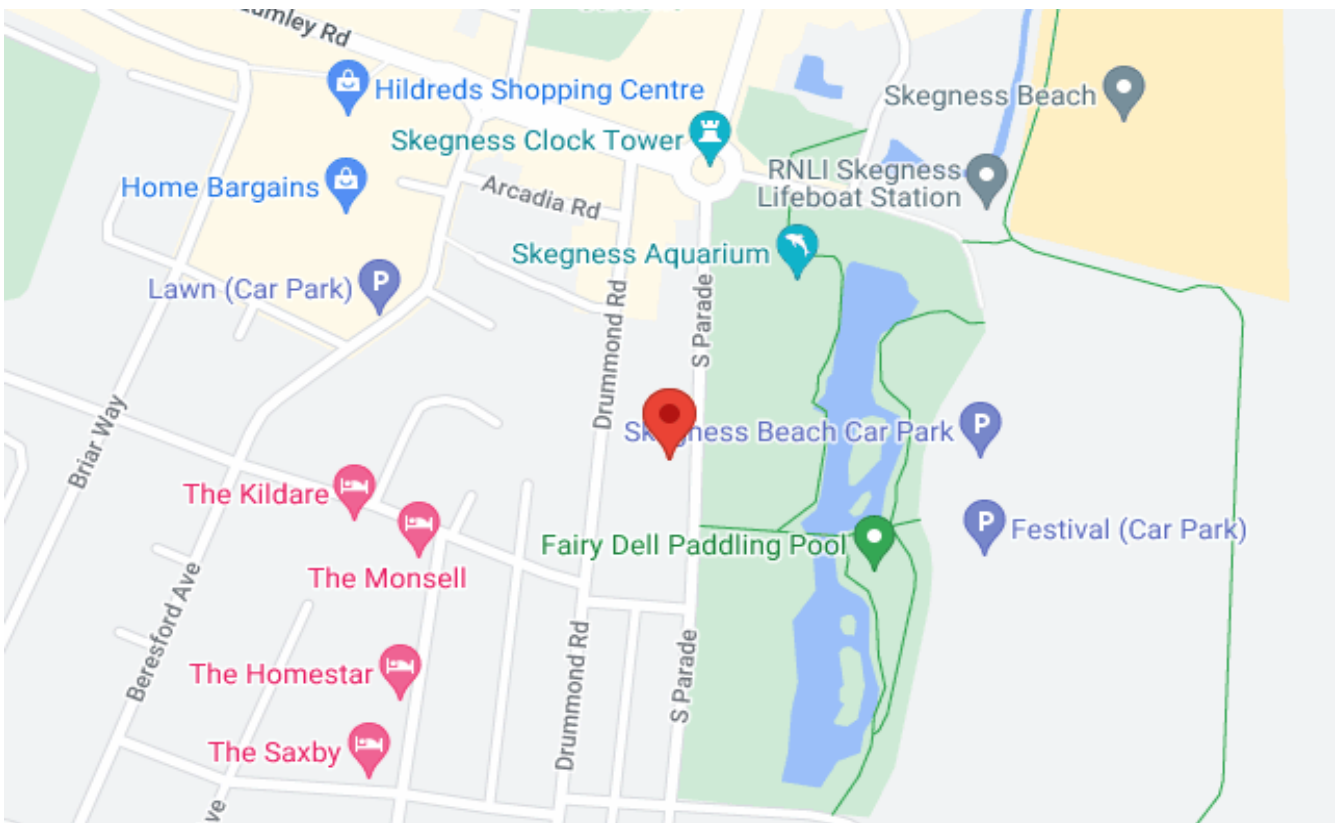
By prior appointment with Newton Fallowell office in Skegness.

ASSESSMENTS

Rateable Value:- £4,250

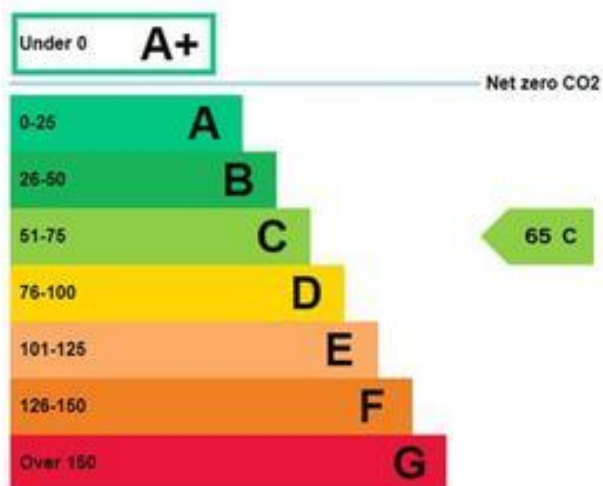
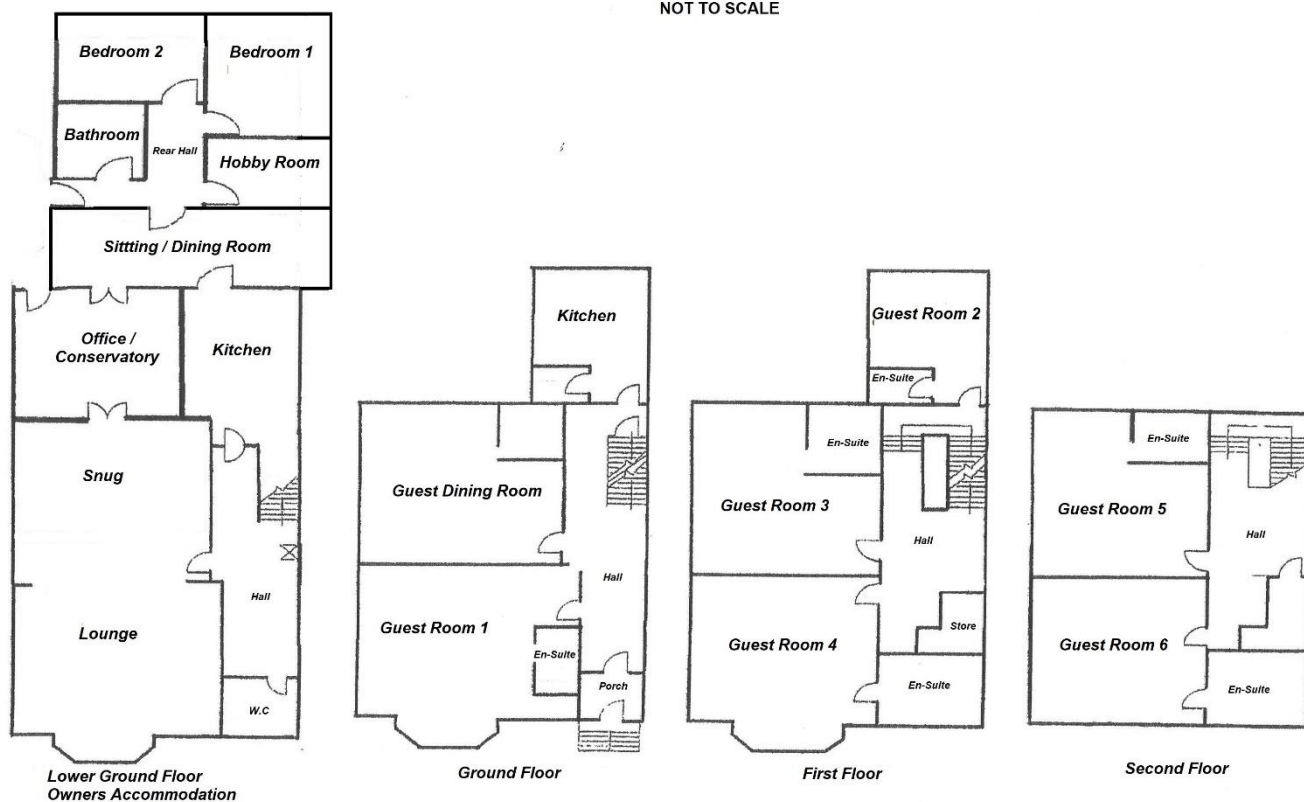
Interested parties should make their own enquiries about business rates exemptions or reliefs. Council Tax band A will be payable upon the owners accommodation.





Floorplan

NOT TO SCALE



 **NEWTONFALLOWELL**

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