



165a Drummond Road,
Skegness, PE25 3DA



£79,950

- NO CHAIN
- FREEHOLD FIRST FLOOR FLAT
- 2 DOUBLE BEDROOMS
- 15' LOUNGE
- GREAT LOCATION
- CLOSE TO BEACH & GOLF COURSE
- EPC RATING G
- COUNCIL TAX BAND A



NO CHAIN. A first floor Freehold 2 Bedroom Flat in a great location convenient for Seacroft Golf Course, the beach and local shops. The accommodation comprises a private entrance with staircase to the first floor, 15' Lounge, Kitchen, 2 double Bedrooms and a Bathroom.
EPC Rating G

ACCOMMODATION

Entrance is on the side elevation via a pvc door to the :-

ENTRANCE LOBBY

With stairs to first floor.

FIRST FLOOR LANDING

With window to the rear elevation.

KITCHEN 2.41m x 2.27m (7'11" x 7'5")

With built in cupboard, base unit with inset stainless steel sink, electric cooker point, part tiled walls, pvc window to the side elevation.



LIVING ROOM 4.67m x 3.84m (15'4" x 12'7")

With pvc windows to the front and side elevations.

BEDROOM 1 3.57m x 3.55m (11'8" x 11'7")

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

BEDROOM 2 3.02m x 2.77m (9'11" x 9'1")

With pvc window to the rear elevation, built in cupboard housing the hot water tank, access to roof space.

BATHROOM 2.18m x 1.92m (7'2" x 6'4")

With a panelled bath with shower attachment over, pedestal hand basin, W.C, tiled splashbacks, opaque pvc window to the side elevation.

OUTSIDE

The property enjoys a right of way over the drive to give access to the front door.

TENURE

The Freehold of the whole of 165 is owned by the first floor flat. The ground floor flat pays a peppercorn ground rent. The agents await a copy of their lease to confirm boundaries, rights of way and shared maintenance costs.

SERVICES

The property has mains electricity, water and drainage connected. We understand gas is available to the property. The flat has no central heating system in place.

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 - 2024/25 - £1,442.67

AGENTS NOTES

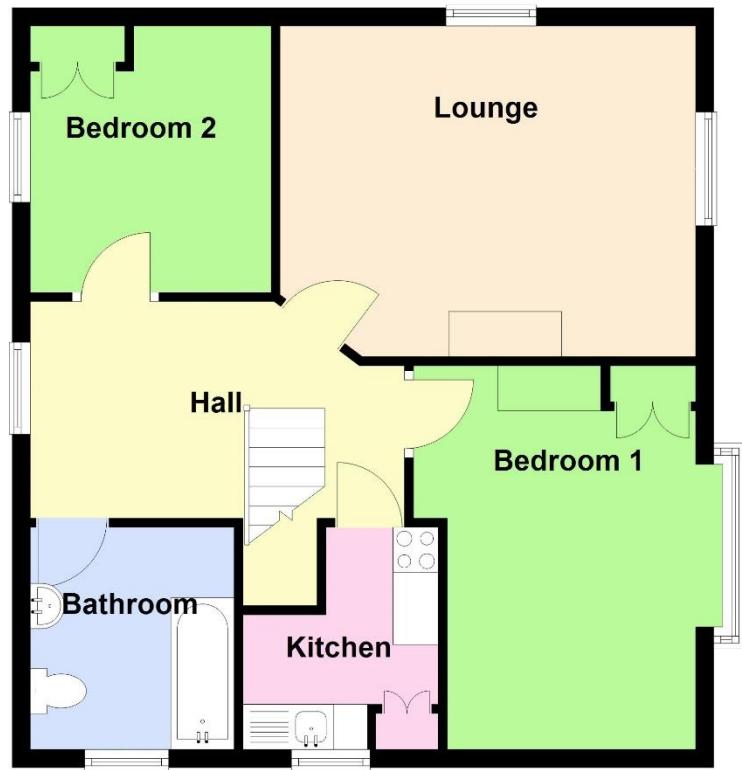
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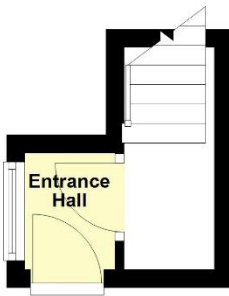
First Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Ground Floor

Approx. 3.9 sq. metres (41.8 sq. feet)



Total area: approx. 62.6 sq. metres (673.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	20 G	



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