



**Sea View Road, Skegness PE25 1BW**

**welcome to**

## **Sea View Road, Skegness**

10 well presented bedrooms all of which are en-suite. The property also has the facility to convert to a Bed & Breakfast with a great sized Kitchen. A welcoming reception area and seating area, Lounge, Dining Room, Off street parking and private living quarters.

### **Accommodation Ground Floor**

Entrance to the Guest House is to the front of the property via a Upvc door which leads into a secure porch area.

### **Porch Entrance**

With Upvc door and windows

### **Reception Area/Lounge**

12' 6" x 12' 6" ( 3.81m x 3.81m )

A welcoming area with seating and reception desk. The seating area has a coal fire with brick surround, hearth and mantle. Faux feature beams to the walls and ceiling. Alarm system control panel and a door leading to:

### **Guest Lounge**

12' x 16' max ( 3.66m x 4.88m max )

(This is currently used by the Vendors as an ancillary business) With bay window to front elevation, radiator, downlights and faux beams. This room could be used for a variety of purposes such as Guest Lounge, Snug, Storage or separate office space.

### **Bar Area**

14' 6" x 10' 1" approx being shaped and includ ( 4.42m x 3.07m approx being shaped and includ )

(The bar is still licenced but not currently used) Has radiator and concealed hot water cylinder.

### **Dining Room**

34' 3" x 14' reducing to 10'2 ( 10.44m x 4.27m reducing to 10'2 )

Upvc bay window to front elevation, additional window to side elevation, wood block flooring, 2 x radiators, feature faux beams, down and wall lighting, fire exit door to side (from owners hall) the

dining room accommodates approx. 20-24 guests across 10 tables.

(This room is currently used as an additional lounge area)

### **Servery**

11' 8" x 6' approx ( 3.56m x 1.83m approx )

For tea & coffee making facilities, shelving/storage, chest freezer(s) access to rear of Bar & Reception Area

### **Kitchen**

16' 2" x 12' 5" ( 4.93m x 3.78m )

A range of base, wall & drawer units with worktop space over, tiled splashbacks, dishwasher, stainless steel sink & drainer with mixer tap, hand basin, stainless steel storage cabinet, fridge freezer, five ring gas cooker, griddle, toaster, Eurozap, concealed central heating boiler, 2 Upvc windows and stable style door to side elevation.

### **Owners Lounge**

12' 3" x 9' 7" ( 3.73m x 2.92m )

Feature fireplace to the corner with surround and hearth, spotlights, Upvc door and side window panel to the side elevation allowing access to the Owners Private Garden space.

### **Hallway/Office Space**

With opaque Upvc door from side access.

### **Bedroom One (owners)**

16' x 8' 5" ( 4.88m x 2.57m )

Large Double bedroom with dado height panelling, radiator and high level window.

### **Bedroom Two (owners)**

12' 3" x 9' ( 3.73m x 2.74m )

Double bedroom with high level single glazed



window, radiator.

### **Bedroom Three (owners)**

13' x 6' 5" ( 3.96m x 1.96m )

Bedroom with radiator and single glazed door.

### **First Floor**

All rooms come equipped with colour TV, tea & coffee making facilities and en-suite shower or bathrooms.

First Floor Landing has storage cupboards and fire escape.

### **Bedroom One**

13' 7" x 14' overall ( 4.14m x 4.27m overall )

Superior Double – upvc window to front elevation & radiator, en-suite shower room with Wc, hand basin, shaver point, electric radiator and opaque window.

### **Bedroom Two**

17' 2" x 10' 1" min ( 5.23m x 3.07m min )

Deluxe Double Room with window, wardrobe and radiator with en-suite bathroom, with bath with shower over, hand basin, shaver point, Wc, electric radiator and opaque window.

### **Bedroom Three**

13' 2" x 12' 1" max ( 4.01m x 3.68m max )

Double room with window to front elevation, radiator and en-suite shower room with shower enclosure, Wc, hand basin and extractor.

### **Bedroom Four**

12' 4" x 13' 2" max(irregular shaped) ( 3.76m x 4.01m max(irregular shaped) )

Double bedroom with window to front elevation, sitting area, built in wardrobe, radiator & en-suite shower room with shower, hand basin and shaver point with separate Wc.

### **Bedroom Five**

12' 1" x 10' 5" ( 3.68m x 3.17m )

Double Bedroom with hand basin and shaver point in room, radiator and window to rear elevation. En-suite with shower, hand basin & extractor with separate Wc.

### **Bedroom Six**

12' 5" x 16' 5" (irregular shaped) ( 3.78m x 5.00m (irregular shaped) )

Double bedroom with hand basin, radiator, window, dressing room, and en-suite shower room with window, radiator, hand basin and Wc.

### **Wc On Landing – Separate**

Toilet, radiator and opaque window.

### **Second Floor Landing**

#### **Bedroom Seven**

13' 7" x 14' ( 4.14m x 4.27m )

Four poster double bedroom with window to front elevation, radiator and en-suite bathroom with bath with mixer tap and hand shower attachment, Wc, hand basin, shaver point opaque window and electric radiator.

#### **Bedroom Eight**

17' 3" x 10' min ( 5.26m x 3.05m min )

Four poster double bedroom, with window, radiator, en-suite bathroom with bath and mixer tap, hand shower attachment, Wc, hand basin, shaver point opaque window and electric point.

#### **Laundry Room/Bedroom Nine**

(previously room 10 and can be converted back to a guest room)

Double room, window, radiator, hand basin and shaver point, shower cubicle and Wc

#### **Bedroom Ten**

14' 10" x 10' 8" max ( 4.52m x 3.25m max )

Double bedroom, 2 windows, radiator, en-suite



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## Sea View Road, Skegness

- GUIDE PRICE £375,000 - £395,000
- 10 BED GUEST HOUSE
- ALL EN-SUITE
- DINING ROOM & LOUNGE
- LICENCED

Tenure: Freehold EPC Rating: C

guide price

**£375,000**



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Property Ref:  
SKG108941 - 0007

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