



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 but can easily be converted back)

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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welcome to

Sea View Road, Skegness

- 10 BED GUEST HOUSE
- ALL ROOMS EN-SUITE
- DINING ROOM, LOUNGE & SNUG
- LICENCED
- LOCATED WITHIN WALKING DISTANCE TO BEACH

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£395,000



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Property Ref:
SKG108941 - 0009

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