



Saxby Avenue, SKEGNESS PE25 3JZ

welcome to

Saxby Avenue, SKEGNESS

A CHANCE TO ACQUIRE A WELL- ESTABLISHED 8 Bedrooms with en-suites, Lounge, Large Dining Room, Utility, Store, Refitted Kitchen, pvc double glazing, gas central heating system, solar panels, Owners accommodation with 2 bedrooms, Bath/Shower Room, Lounge and Parking for up to 5 cars.

Porch

With a front door leading into:

Hallway

Has a radiator, stairs leading to first floor and doors leading into:

Guest Lounge

15' 8" x 11' 11" maximum into bay (4.78m x 3.63m maximum into bay)

Has a bay window to the front elevation and radiator.

Dining Room

12' 11" maximum into bay x 23' 9" (3.94m maximum into bay x 7.24m)

Has a bay window to the front elevation, radiator and a door leading into the kitchen and owners lounge.

Kitchen

19' 10" x 12' 11" minimum recess with office are (6.05m x 3.94m minimum recess with office are)

Comprises of wall base and drawer units with worktop space over, two sinks, plumbing for a dishwasher, hand basin, window to the rear elevation, and island with base units and worktop space and a recess with office area.

Owners Lounge

18' 10" into recess x 12' (5.74m into recess x 3.66m)

Has a window to the front elevation and side elevation, radiator and door into inner hall.

Utiliy Area

Has a door with side access, skylight window, window to the rear, plumbing for a washing machine and a door to the court yard.

Ground Floor

Off the hallway there are doors leading into:

Bedroom One

12' x 10' 4" (3.66m x 3.15m)

A twin room with a radiator and window.

En-Suite Wet Room

Consists of a tiled floor, shower, WC, hand basin and an opaque window.

Wet Room

For rooms 2 & 3, has a tiled floor, shower, WC, hand basin and an opaque window.

Bedroom Two

8' 4" x 11' 2" into recess (2.54m x 3.40m into recess)

A double room with radiator and a window.

En-Suite Wc

Has a hand basin, WC and an opaque window.

Bedroom Three

11' 11" max x 11' 8" (3.63m max x 3.56m)

Twin room with a radiator and window.

En-Suite Wc

Consists of WC and hand basin.

First Floor Landing

Following from the stairs there is a radiator, two windows and doors leading into:

Bedroom Four

9' 3" max x 13' 6" (2.82m max x 4.11m)

Single room with a radiator and window.

En-Suite Shower Room

Consists of a shower, WC, hand basin and an





opaque window.

Bedroom Five

16' max x 7' 10" max (4.88m max x 2.39m max)
A double room with radiator and window.

En-Suite Shower Room

Has a shower, WC and hand basin.

Bedroom Six

15' 11" max x 9' 11" max into recess (4.85m max x 3.02m max into recess)
Double room with a radiator, window and built in cupboard.

En-Suite Shower Room

Has a shower, WC and hand basin.

Bedroom Seven

15' 10" max into bay x 11' 11" (4.83m max into bay x 3.63m)
Twin room with a radiator and window.

En-Suite Shower Room

Has a shower, WC and hand basin.

Bedroom Eight

12' 6" x 7' 3" max (3.81m x 2.21m max)
Consists of a double and single bed, two radiators and two windows to the front elevation.

En-Suite Shower Room

Has a shower, WC and hand basin.

Linen Room

Has two windows, shelving and loft hatch access

Owner's Accommodation

Has stairs off a rear hall with a window and doors leading into:

Bathroom

Consists of a bath with shower over, WC, hand basin with vanity, enclosed shower and an opaque window.

Bedroom One

12' 1" max x 9' 5" min (3.68m max x 2.87m min)
Has two windows, radiator and a built in wardrobe.

Bedroom Two

12' 10" x 10' 10" (3.91m x 3.30m)
Has a window to the rear elevation, radiator, and a door leading back into the hotel landing.

External

To the front of the property there is parking for up to five cars, with paved areas and raised flower beds. To the rear, it's mainly patio area with an ample sized store room with power.



view this property online williamhbrown.co.uk/Property/SKG108966



welcome to

Saxby Avenue, SKEGNESS

- 8 BED GUEST HOUSE
- MODERN EN-SUITES TO ALL ROOMS
- PARKING FOR GUESTS
- REFITTED KITCHEN
- IDEAL LOCATION

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£315,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

view this property online williamhbrown.co.uk/Property/SKG108966



Property Ref:
SKG108966 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk