



**Park Avenue, Skegness PE25 1BL**



**welcome to**

## **Park Avenue, Skegness**

Located close to amenities such as shops, pub, restaurants as well as the Seafront and its attractions. There is also public transport links nearby leading into surrounding areas ... In order to arrange a viewing, please contact the branch.

### **Entrance Porch**

Has a door with side screens and an inner door leading into:

### **Hallway**

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

### **Lounge**

11' 9" x 16' 2" into bay ( 3.58m x 4.93m into bay )

Has a bay window to the front elevation, radiator and electric fire and surround.

### **Dining Room**

22' 10" x 11' 9" ( 6.96m x 3.58m )

Has two windows to the side elevation, French doors into the hallway, open access into the Kitchen and door into Sun Room:

### **Sun Room**

Has windows to the side and door to the rear.

### **Kitchen/ Diner**

26' 2" x 11' 6" ( 7.98m x 3.51m )

Comprising of wall, base and wall units with worktop space over, tiled splashbacks, sink, extractor fan and space for appliances, there is also multi-fuel burner with mantle and surround, ample space for a dining table, window to the side elevation and a door leading into:

### **Utility Room/ Wc**

11' x 8' 10" ( 3.35m x 2.69m )

Has base units, space for appliances, door leading to the rear and door into WC which has WC, sink & boiler.

### **First Floor Landing**

With radiator, built in cupboard, built in linen chest,

and stairs to the second floor. There are doors leading into:

### **Dressing Room/ Bedroom**

10' 3" x 6' 10" ( 3.12m x 2.08m )

Currently used as a dressing room with hanging rails and shelving, radiator and window. Versatile room and can be used as a bedroom if desired.

### **Bedroom 1**

14' 10" into bay x 11' 10" ( 4.52m into bay x 3.61m )

Has a bay window, radiator and door into:

### **En-Suite**

Has a W.C and sink with vanity storage.

### **Office/ Bedroom**

11' 9" x 7' 11" ( 3.58m x 2.41m )

Ideal to use as a home office or can be a bedroom is desired. Has a window to the side elevation and a radiator.

### **Bedroom 2**

11' 10" x 8' 11" ( 3.61m x 2.72m )

Has a window to the rear elevation and a radiator.

### **Bathroom**

Has a bath, WC, hand wash basin, shower, towel radiator and a window.

### **Bedroom 3**

11' x 11' 6" ( 3.35m x 3.51m )

Currently being used as a storage area and has radiator and a window.

### **Second Floor Landing**

With skylight window, access to eaves storage space and door into:





### **Top Floor Lounge**

7' 8" x 11' 10" ( 2.34m x 3.61m )

With a window to the side elevation and a radiator.

### **Bedroom 4**

9' 4" x 10' 1" ( 2.84m x 3.07m )

With a window to the front elevation, radiator and open access into:

### **Dressing Area**

With space for wardrobes and door into:

### **En-Suite Shower Room**

Has a shower, W.C, hand wash basin and a window to the side elevation.

### **External**

The front of the property offers off street parking, the rear is low maintenance with 2 sheds, store room, home office/studio and the annexe.

### **Studio/ Office**

8' 7" x 9' 8" ( 2.62m x 2.95m )

Has power and lighting, would be ideal to use as a work space.

### **Annexe**

The Annexe is used by the current owners as a holiday let and is advertised through booking.com.

### **Kitchen/ Diner**

8' 7" x 15' 11" ( 2.62m x 4.85m )

Has wall, base and drawer units with worktop space over, sink, window and entrance door and space for appliance:

### **Lounge**

7' 10" x 13' 5" ( 2.39m x 4.09m )

With a window to the side elevation and a radiator.

### **Inner Hall**

With built in cupboard and doors into:

### **Bathroom**

Has a bath with shower over, hand wash basin, W.C, built in storage cupboard and skylight window.

### **Bedroom 1**

8' 11" x 11' 5" ( 2.72m x 3.48m )

With a window to the front elevation and a radiator.

### **Bedroom 2**

8' 7" x 8' 11" ( 2.62m x 2.72m )

With a window to the rear elevation and a radiator.

### **Annex Garden**

With private gated paved patio area.



***view this property online*** [williamhbrown.co.uk/Property/SKG109099](http://williamhbrown.co.uk/Property/SKG109099)



welcome to

## Park Avenue, Skegness

- Versatile home
- Annexe
- well presented throughout
- Garden
- Driveway

Tenure: Freehold EPC Rating: D

offers over

**£305,000**

### directions to this property:

See Multi-Map Illustration



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](http://www.focalagent.com)

**view this property online** [williamhbrown.co.uk/Property/SKG109099](http://williamhbrown.co.uk/Property/SKG109099)



Property Ref:  
SKG109099 - 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](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**