



**South Parade, Skegness PE25 3HW**

welcome to

## South Parade, Skegness

A Spacious Open Plan Kitchen, Living & Dining area, Three Double Bedrooms, Two Bedrooms with En-Suite Bathroom & Shower Room. Separate Wc, Modern Fitted Kitchen with integrated appliances, Great Sized Lounge with Balcony, Utility Room, Courtyard space and driveway for one car.



## **Entrance**

Entrance door leads into the hallway which has stairs leading to the first floor and doors into the following rooms:

## **Utility**

6' 3" x 9' 9" ( 1.91m x 2.97m )

Has base units with worktop space over, sink, space for appliances, combi boiler and window.

## **Wc**

Has a WC, sink, tiled floor, radiator and window

## **Bedroom 3**

10' 2" x 19' 2" ( 3.10m x 5.84m )

Has french doors to the front elevation, window to the side and a radiator.

## **Bedroom 2**

10' x 14' 7" ( 3.05m x 4.45m )

Has a window to the side elevation and a radiator.

## **En-Suite**

Has a bath with shower over, sink with vanity storage below, WC, towel radiator, tiled walls and floors and a window.

## **Landing**

Has doors into the following rooms:

## **Bedroom 1**

13' 9" x 14' 7" ( 4.19m x 4.45m )

Has a window to the side and rear elevation and a radiator.

## **En-Suite**

Has a walk in shower, sink with vanity storage below, WC, towel radiato, tiled walls and floors and a window.

## **Open Plan Kitchen/ Lounge**

13' 9" x 32' 6" ( 4.19m x 9.91m )

Comprising of modern wall, base and drawer units with worktop space over, sink, fitted oven, microwave, hob with extractor hood above, integrated fridge/freezer, dishwasher, island with cupboards under. There is windows to the side elevation and doors opening up to the balcony to the front elevation. There is also 2 raditators.

## **External**

Externally the property benefits from off street parking to the front for one car and a small yard area to the rear.

## **Investment Information**

This property is currently operating as a successful Airbnb, offering a fantastic opportunity for investors or those seeking a turnkey holiday rental. The estate agent holds detailed reservation records and income details, which can be made available to serious or interested parties upon request. This is an established, income-generating property with proven performance.



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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)

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## South Parade, Skegness

- SEAFRONT LOCATION
- DETACHED HOUSE - FULLY RENOVATED
- THREE DOUBLE BEDROOMS
- 2 EN-SUITES
- DRIVEWAY

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £299,999



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Property Ref:  
SKG108795 - 0007

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.

### directions to this property:

See Multi-Map Illustration

Please note the marker reflects the postcode not the actual property

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