



**Tudor Lodge Guest House Drummond Road,Skegness PE25
3EQ**

welcome to

Tudor Lodge Guest House Drummond Road, Skegness

NO CHAIN

Ideally located close to Beach, Seafront and Town Centre!!

8 Bedroom Guest house with 2x 1 Bedroom flats and 1x2 Bedroom flat accessed at the rear. The property is well presented throughout with all guest bedrooms having en suites. The property also offers parking to the front.

Entrance

Entrance door leads into the hallway which has a radiator, fire control panel, radiator, stairs leading to the first floor and doors into the following rooms:

Guest Lounge/ Bar

18' 7" x 11' 7" (5.66m x 3.53m)

Has a bay window to the side elevation, feature brick fireplace with electric fire, bar area with shelving and beam features to the ceiling.

Dining Room

15' 8" x 10' 10" (4.78m x 3.30m)

Has a window, feature brick faced chimney breast

Lobby

Has a hand basin, door to the side elevation, cupboard housing central heating boiler.

Kitchen

8' 7" x 7' 11" (2.62m x 2.41m)

Comprising of wall, base and drawer units with worktop space over, tiled splashbacks, sink, space for appliance, window to the rear and CCTV system.

Side Store

7' 6" x 10' 6" max (2.29m x 3.20m max)

Doors to the front and rear, window and built in cupboard.

Owners Accomodation

Accessed via a door from the dining room

Laundry Room

10' 11" x 5' 2" (3.33m x 1.57m)

Has space for washing machine and dryer and built in cupboards.

Lounge

10' 4" x 9' 4" min (3.15m x 2.84m min)

Has French doors to the side elevation.

Bedroom

9' 6" x 9' 8" min (2.90m x 2.95m min)

Has a window, built in wardrobes and radiator.

Guest Bedrooms

Room 7

Patio door to the side, radiator:

En-Suite

Shower, hand basin & WC

Room 6

Twin - has a radiator and window

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

Bedroom 3

Double - has a window and radiator.

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

Shower Room/ Wc

Has a shower, hand basin, wc & radiator

First Floor Landing

Has 2 radiators, linen store and window. Doors lead into:

Room 1

Double - has a window and radiator.

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand



basin in a vanity unit, W.C & extractor



Room 5

Double - has a window and radiator.
En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

Room 2

Double - has a window and radiator.
En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

Room 4

Double & Single - window & radiator. Cupboard housing the hot water cylinder.
En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

Cleaning Cupboard External

The front offers off street parking for 6/7 cars, the side has a cold water tap. The rear is a raised decked patio, outside tap and gate with access to the service road.

Flats

Accessed via the rear

Flat 3

Rent £100 per week - own electric heating

Lounge

14' 6" x 9' 4" (4.42m x 2.84m)
Has two windows, two radiators and a built in cupboard.

Kitchenette

9' 2" x 6' (2.79m x 1.83m)
Has wall and base units with worktop space over, sink & space for appliances.

Bedroom

11' 2" x 9' 8" (3.40m x 2.95m)
Has two windows and a radiator

Shower Room

Has a shower, WC, sink with vanity storage, ladder style radiator and extractor.

Owners Bedsit

With own electric heating (used by owners family/friends).

Bedsit With Kitchen/ Lounge

19' 6" x 7' 10" (5.94m x 2.39m)
Has 3 windows, base and wall units, sink, space for appliances and two radiators.

En-Suite Shower Room

Has a shower, hand basin & wc

Second Floor

Flat 4

Rent £95.00 per week With own electric heating

Shower Room

Has a shower, WC, hand basin & radiator.

Bedroom

10' 2" x 13' 4" (3.10m x 4.06m)
Has a window and radiator

Bedroom 2

14' 1" x 8' 11" (4.29m x 2.72m)
Has a window and access to eaves roof space



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welcome to

Tudor Lodge Guest House Drummond Road, Skegness

- GUEST HOUSE IDEALLY LOCATED CLOSE TO TOWN CENTRE, BEACH & SEAFRONT ATTRACTIONS.
- 8 BEDROOMS TO THE GUEST HOUSE WITH FLATS ACCESSED AT THE REAR
- OFF STREET PARKING
- WELL PRESENTED THROUGHOUT
- GUEST LOUNGE/ BAR

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

directions to this property:

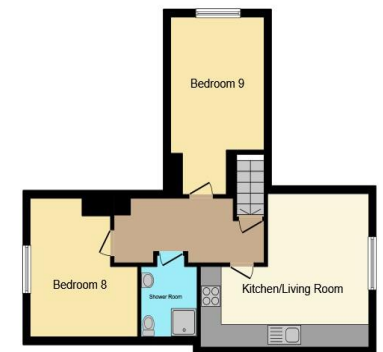
See Multi-map illustration



Ground Floor



First Floor



Second Floor

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

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Property Ref:
SKG108768 - 0007

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