



Beacon Way, Skegness PE25 1HJ

welcome to

Beacon Way, Skegness

AUCTION DATE: TUESDAY 3RD FEBRUARY 2026

BIDDER REGISTRATION: BY 2pm MONDAY 2ND FEBRUARY 2026

WHERE TO BID: Please ensure you are registered to bid on the Barnard Marcus Auctions website.

LEGAL PACK: Download from Barnard Marcus Auctions

Entrance/ Side Lean To

Accessed from the front of the property via a single door leading into the lean to. Offering a good size space for additional storage or could be used as a utility space.

Kitchen

15' 7" x 8' 8" (4.75m x 2.64m)

Wall, base & drawer units with worktop space over, inset sink and drainer, space and plumbing for a washing machine and dishwasher. Window to front elevation.

Lounge

A good sized lounge with fitted electric fire and sliding doors leading to the rear lean to.

Lean To

19' 2" x 8' 1" (5.84m x 2.46m)

Glazed from floor to ceiling with sliding doors to rear garden.

Bedroom One

11' 6" into robe x 11' 8" max (3.51m into robe x 3.56m max)

Double bedroom with fitted wardrobes, radiator and window to rear elevation.

Bedroom Two

20' 3" x 7' 5" (6.17m x 2.26m)

Window to front elevation and radiator.

Bedroom Three

10' 9" x 7' 3" (3.28m x 2.21m)

Window to front elevation and radiator.

Bathroom

Bath, separate shower cubicle, toilet, sink and window to side elevation.

External

With parking to the front of the property and a small garden to the rear.

Local Area

Skegness is one of Lincolnshire's most popular coastal towns, offering a vibrant mix of seaside living, local amenities, and community atmosphere. Residents enjoy easy access to sandy beaches, coastal walks, shops, cafés, and restaurants, alongside essential conveniences such as supermarkets, schools, and healthcare facilities.

Beacon Way is a residential location, well-positioned for easy access to Skegness town centre, public transport routes, and nearby attractions such as Natureland Seal Sanctuary and the Embassy Theatre.

Whether you're an investor looking for a renovation opportunity or a homeowner eager to put your own stamp on a property, this bungalow offers exceptional scope in a prime location.

Agents Note

Please be aware this property is classed as a non standard construction. Please contact the Branch for more information.

The property will be sold as seen.

Online Underwriting

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Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide & Reserve Prices

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and

maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer. Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.



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welcome to

Beacon Way, Skegness

- In need of full renovation throughout
- Ideal project for investors, developers, or buyers seeking a home to modernise
- Spacious lounge and separate kitchen
- Rear and side lean to's providing additional living and storage space
- Driveway parking to the front

Tenure: Freehold EPC Rating: E

Council Tax Band: A

guide price

£70.000



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

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Property Ref:
SKG110030 - 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.

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