



14, Algitha Road, Skegness

£157,500



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Willsons
SINCE 1842

14, Alghitha Road,
, Skegness,
Lincolnshire, PE25 2AG

"AGENT'S COMMENTS"

An opportunity to purchase a spacious and attractively presented maisonette close to the centre of this popular coastal resort town of Skegness with accommodation over 2 floor comprising: 4 bedrooms, 2 bathrooms, lounge and kitchen, low maintenance rear garden and parking, gas fired central heating and majority Upvc double glazing. Viewing is highly recommended to appreciate the size of the accommodation on offer.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham



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Accommodation

Access is gained via a panelled front entrance door with single glazed leaded side screens opening into:

Entrance Porch

With decorative tiled floor, radiator, stairs to the first floor.

Landing

With single glazed leaded side window, radiator, storage cupboard, decorative half panelled walls, stairs to the second floor landing.

Lounge

18'5" x 13'1" max (5.61m x 3.99m max)

Upvc double glazed bay window to front with leaded lights, 2 radiators, decorative cast iron style fireplace with surround, TV point.

Kitchen

12'6" x 10'9" max (3.81m x 3.28m max)

Having a range of base units with worksurfaces over incorporating stainless steel 1 & 1/2 bowl sink, 4 ring gas hob with cooker hood over and built-in electric oven below, space and plumbing for washing machine, Upvc double glazed window to rear, splash-back tiling, enclosed Visemann gas fired central heating boiler.

Bedroom 4/Dining Room

14'5" x 11'2" max (4.39m x 3.40m max)

Upvc double glazed sash window to rear, cast iron style fireplace, radiator.

Bedroom 3

10'8" x 8' (3.25m x 2.44m)

Single glazed leaded light window to front, ceiling light/fan, radiator.

Bathroom

9'4" x 6'4" (2.84m x 1.93m)

Comprising bath with direct shower over, wc, wash hand basin, part tiled walls, tiled floor, mirror with back-light, chrome ladder style towel rail and 2 Upvc double glazed windows to side.

Second Floor Landing

With access to the eaves, part sloping ceiling, radiator, Upvc double glazed window to side, loft hatch.

Bedroom 1

11'3" x 10'7" (3.43m x 3.23m)

With part sloping ceiling to 3'10". Upvc double glazed roof light, radiator.

Bedroom 2

13'5" x 8'3" max (4.09m x 2.51m max)

With part sloping ceiling to 3'10". Upvc double glazed dormer window to rear.

Bathroom

9'3" x 7'5" (2.82m x 2.26m)

With part sloping ceiling to 4'. Comprising free standing shaped bath with mixer tap shower head, wc with enclosed cistern, wash hand basin with a range of cupboards below, part tiled walls, towel rail, Upvc double glazed window to front.

Exterior

A gate opens onto the front garden, the right hand side of which, enclosing a gravelled area, belongs to this property. A shared concrete path leads to the front door and round the side of the property with a side fence leading to the rear gardens for both properties. A gate opens onto the rear garden of No. 14 being low maintenance and having raised beds and a covered deck area, timber shed with adjoining pergola, a gate opens onto the rear parking space provided for a vehicle which is accessed via a service road off Ida Road.

Tenure & Possession

The property is Leasehold with vacant possession upon completion. The lease is for 125 years from 23 November 1982 with a current ground rent of £10 per annum.

Services

We understand that mains gas, electricity, water and drainage are connected to the property.

Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

The property has an energy rating of E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 8296-3594-0029-2607-7963.

Directions

From our office on Algitha Road the property is situated immediately to the left.

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

What3Words

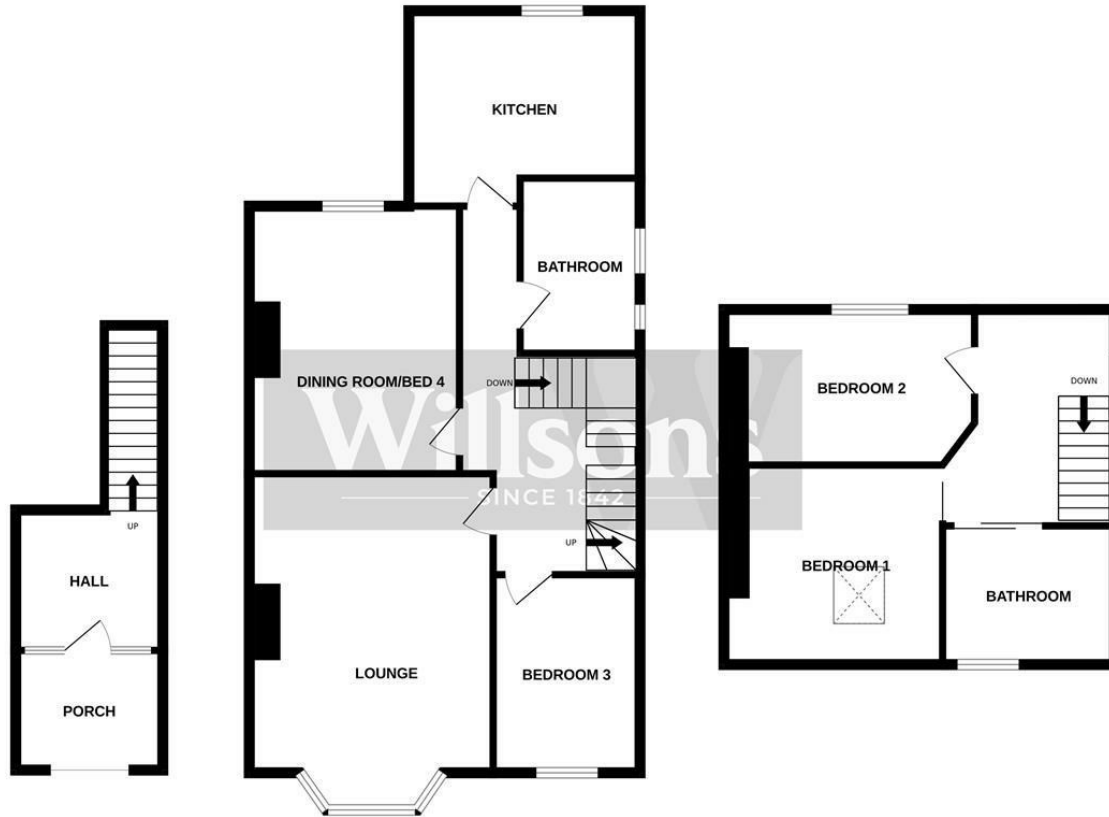
city.noble.levels



GROUND FLOOR
140 sq.ft. (13.0 sq.m.) approx.

1ST FLOOR
767 sq.ft. (71.3 sq.m.) approx.

2ND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1292 sq.ft. (120.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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