



Flat 2 The Workshop, Brian Avenue, Skegness

£68,000



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**Willsons**  
SINCE 1842



# Flat 2 The Workshop, Brian Avenue, , Skegness,

## "AGENT'S COMMENTS"

\*\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £68,000\*\*\*\*

A spacious ground floor one bedroom Flat with parking, convenient for the town centre and amenities in this popular coastal resort town. The accommodation comprises: Reception hall, lounge, bedroom, bathroom and dining kitchen. Having the benefit of Upvc double glazed windows and patio doors which open onto the enclosed low maintenance garden with 2 storage sheds. Composite front entrance door, electrically heated wet central heating system to radiators and parking for a vehicle. No onward chain.

**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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<https://www.willsons-property.co.uk>



### Reception Hall

With radiator and doors to all rooms leading off.

### Lounge

15'2" x 11'6" (4.62m x 3.51m)

Having a decorative fireplace, tiled floor, radiator, Upvc double glazed rear window, pair of Upvc double glazed patio doors.

### Bedroom

14'4" / 12'2" x 10'11" (4.39m / 3.73m x 3.35m)

Upvc double glazed side window, radiator.

### Bathroom

9'3" x 6'3" (2.82m x 1.91m)

Equipped with bath with electric shower over, wc, was hand basin, tiled walls, radiator, extractor fan, electric boiler which feeds the central heating and hot water system with the hot water cylinder over.

### Dining Kitchen

11'4" x 11'9" (3.45m x 3.58m)

Equipped with a range of base units with worksurfaces with stainless steel single drainer sink with mixer tap, electric oven, 4 ring ceramic hob with hood over, splash-back tiling, Upvc double glazed window to side, space for washing machine, radiator.

### Exterior

The property is approached off Brian Avenue via a concrete drive. Access to the rear garden is gained via pair of patio doors in the lounge, the garden is low maintenance and has 2 garden sheds.

### Tenure & Possession

We understand that Flat No. 2 is leasehold for a term of 999 years from 1st June 2022. The lease holder of the flat also enjoys a one third share of the Freehold of the property over which each flat has an individual lease. We are aware that flat No. 1 also enjoys a vehicle parking space on the driveway and pedestrian right of way to its entrance door to the side of the property. It is also noted that there are pedestrian gates for the 3 adjoining Hart cottages which open directly onto the driveway. The selling agents hold a copy of the lease and register of title confirming the length of the lease, rights and responsibilities.

### Services

We understand that mains electricity, water and drainage are connected to the property. the property has an envirovent air circulatory system operating in the hall, bedroom and kitchen. Central heating is via an Aztec electric water heater situated in the bathroom with a hot water cylinder over and pumped to radiators throughout the property.

### Local Authority

Council Tax Band 'A' 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 16G. The full report is available from the agents or by visiting [www.gov.uk/findenergycertificate](http://www.gov.uk/findenergycertificate) Reference Number: 9390-2138-4290-2027-3925.

### Viewing

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

### Directions

Proceed north along Roman Bank turning left at its junction onto Grosvenor Road. Brian Avenue is the second turning on the left and the property will be found on the left hand side.

### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

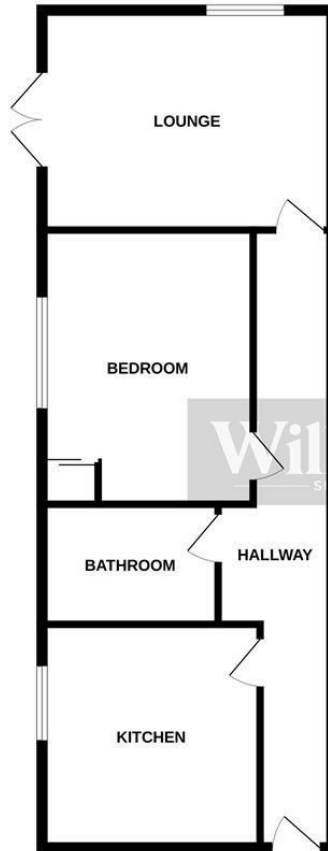
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



GROUND FLOOR  
673 sq.ft. (62.6 sq.m.) approx.



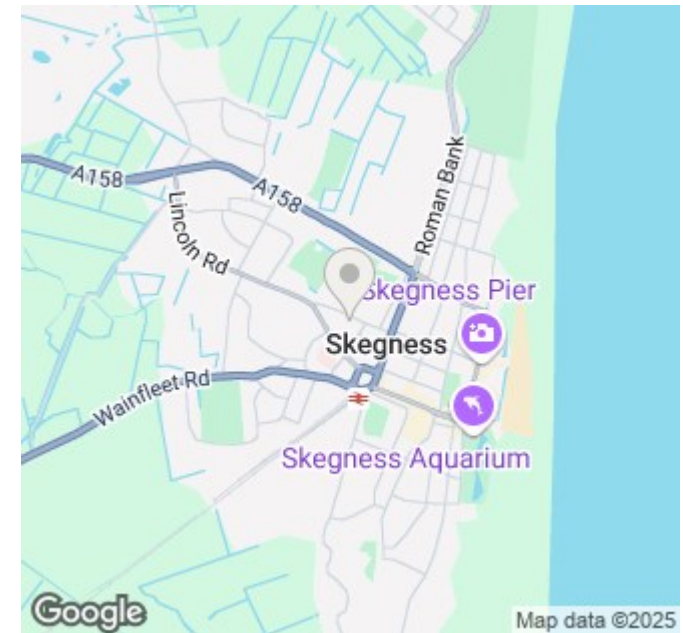
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TOTAL FLOOR AREA : 673 sq.ft. (62.6 sq.m.) approx.

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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