



17, Scarbrough Avenue, Skegness

£290,000



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Willsons
SINCE 1842

17, Scarbrough Avenue,
, Skegness,
Lincolnshire, PE25 2SZ

"AGENT'S COMMENTS"

An opportunity to purchase a detached property comprising a two storey 4 bedroom flat, ground floor 1 bedroom flat and bedsit situated in this attractive tree lined avenue close to St Matthews church. Being a most versatile property, the ground floor accommodation has the potential to generate an annual income with a summer holiday and winter lets, previously advertised on its own website and hotels.com, whilst the first accommodation is a residential dwelling. Having Upvc double glazed windows and doors and gas and electric independent heating Conveniently situated for the amenities and the centre of this popular coastal resort town with low maintenance gardens, pond, garage and workshop off the rear roadway. NO ONWARD

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

Flat 1 - First & Second Floors

Having a Upvc double glazed entrance door and side screen on the ground floor opening into the:

Entrance Hall

With storage cupboard containing the separate consumer units for all 3 flats. A door opens onto the stairs with Upvc double glazed side window, leading to the:

First Floor Landing

With electric wall heater, stairs to the second floor, doors into:

Lounge

17'10" x 13'1" max (5.44m x 3.99m max)

Having Upvc double glazed front bay window overlooking Scarbrough Avenue, TV point, ceiling fan/light and electric wall mounted radiator.

Kitchen

12'10" x 10'2" (3.91m x 3.10m)

Equipped with a range of modern wall and base units with worksurfaces incorporating single drainer sink with mixer tap, splash-back tiling, 4 ring gas hob with electric oven below and extractor fan over, integrated washing machine and fridge, double glazed sliding patio door opens onto the front balcony overlooking Scarbrough Avenue.

Bedroom 1

11' x 9'8" max (3.35m x 2.95m max)

Upvc double glazed rear window, recessed cupboard, wash hand basin with cupboard below, electric wall mounted radiator.

Bedroom 2

12'9" x 10'4" max (3.89m x 3.15m max)

Upvc double glazed rear window, corner wash hand basin, electric wall mounted radiator, 2 built-in recessed wardrobes (1 opens into a large storage area behind the bedroom).

Bathroom

9'2" x 4'10" (2.79m x 1.47m)

Comprising bath with electric shower over, wash hand basin, airing cupboard housing the hot water cylinder, Upvc double glazed side window.

Cloakroom

Having wc, tap, Upvc double glazed rear window.

Second Floor Landing

With 2 Upvc double glazed windows, gas fired wall heater.

Bedroom 3

13' x 11'5" (3.96m x 3.48m)

Part sloping ceiling to 2'8", Upvc double glazed side window, gas fired wall heater.

Bedroom 4

23'2" x 13'2" max (7.06m x 4.01m max)

Part sloping ceiling to 2'8" at each end, Upvc double glazed side window, exposed rustic brick chimneys, electric wall mounted radiator, access to loft space.

Shower room

11'7" x 6'3"/4" (3.53m x 1.91m/1.22m)

Part sloping ceiling to 4'1". Equipped with a walk in shower with electric shower and folding screen, wc, wash hand basin, tiling to 2 walls.

Flat 2 - Ground Floor Bedsit

A path leads to the Upvc double glazed side entrance door opening into:

Entrance Lobby

With door to:

Bed-sitting Room

17'5" x 13'1" max (5.31m x 3.99m max)

Having Upvc double glazed front bay window, living flame gas fire in a tiled hearth with wooden surround, TV point, door to:

Kitchen

14' x 8'10"/4'2" (4.27m x 2.69m/1.27m)

Note: This is an irregular shaped room. Having wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, electric oven, Upvc double glazed front window, undercounter fridge, recessed understairs cupboard with meters and consumer unit.

Shower Room

9'7" x 3'10" (2.92m x 1.17m)

Comprising walk-in shower with electric shower and folding screen, mermaid style splash-back, wc and wash hand basin.

Flat 3 - Ground Floor

A further Upvc double glazed side door opens into:

Kitchen

12'8" x 7'8" (3.86m x 2.34m)

Equipped with a range of modern wall and base units with worksurfaces incorporating stainless steel single drainer sink and splash-back tiling, free-standing electric cooker, undercounter fridge, wall mounted gas water heater, extractor fan, Upvc double glazed side window, cupboard containing consumer unit and meter.

Shower Room

7'9" max x 5' (2.36m max x 1.52m)

Having shower cubicle with electric shower, mermaid style boarding to rear, wash hand basin, wc, extractor fan, wall mounted gas fired water heater, Upvc double glazed rear window.

Bedroom

13' x 12' max (3.96m x 3.66m max)

Upvc double glazed rear window, gas wall heater.

Lounge

13'5" x 13' (4.09m x 3.96m)

Double glazed sliding patio door opens onto rear steps leading down to the rear block paved garden, TV point, decorative fireplace.

Exterior

The property has low maintenance gardens to front and rear having a front brick wall with hand gate leading onto a path which leads to the recessed front entrance door and around via a hand gate to the side of the property and the entrances to Flats 2 & 3. The front garden has a feature fish pond (note: the fish are to be included in the sale of the property and there is an automatic fish feeder installed), the rear garden is mainly herringbone block paved with a sitting area around the back of Flat 3 with raised shrub bed. The property has a vehicular right of way over the private roadway off Roman Bank which leads to the:

Garage

16'10" x 8'8" (5.13m x 2.64m)

Being of brick and tiled construction with remote control front roller door, light and power, Upvc rear door.

Workshop/Store

16'2" x 8'8" (4.93m x 2.64m)

Of brick construction under a flat felt roof with remote operated front door, Upvc rear door, Upvc double glazed side window. Adjoining the store is a pair of large wooden gates which give further access onto the rear of the property for vehicles.

Tenure & Possession

The property is Freehold with vacant possession upon completion.

Services

We understand that mains gas, electricity, water and drainage are connected to the property. Heating is via independent wall mounted electric heaters and radiators with some independent gas wall heaters.

Local Authority

Flat 1 is Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111. As both of the ground floor flats have been used for holiday letting they are both presently rated for commercial use and have a current present rateable value of £1,925. We are advised by the vendor that both flats have been receiving small business exemption relief and no business rates have been payable. We would recommend that any prospective purchaser wishing to let out these 2 flats as holiday lets contact the local authority to confirm that this exemption would be applicable to any future owner.

Inclusions in the Sale

The ground floor flats 2 and 3 have been used for holiday rental purposes and the furniture and fittings in these two flats are included in the sale. Note: some of the contents of flat 1 may be available by separate negotiation. The property has a CCTV system installed, the fish in the pond are included and there is an automatic fish feeder which needs topping up which is also included in the sale.

Energy Performance Certificates

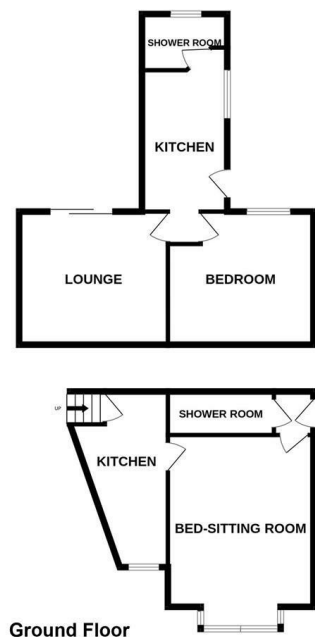
Flat 1 has an energy rating of 50E. Reference Number: 4332-7424-6000-0324-3292.

Ground floor flat 2 has an energy rating of 57D. Reference Number: 0360-2233-7090-2422-8381.

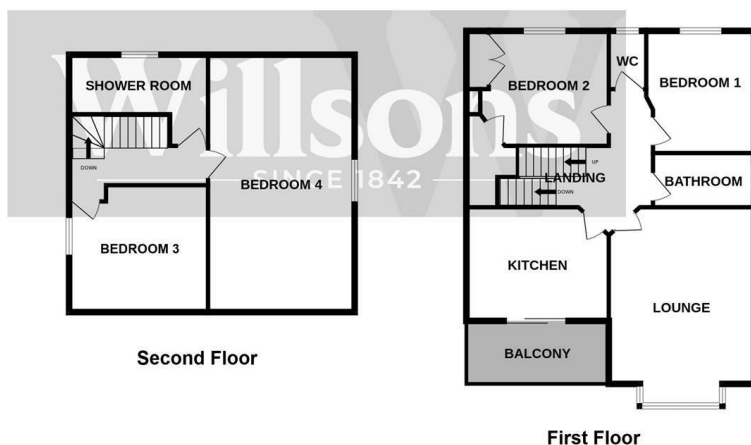
Ground floor flat 3 has an energy rating of 47E. Reference Number: 2231-3003-7209-6032-4200.

The full reports are available from the agents or by visiting www.gov.uk/findenergycertificate.





Ground Floor



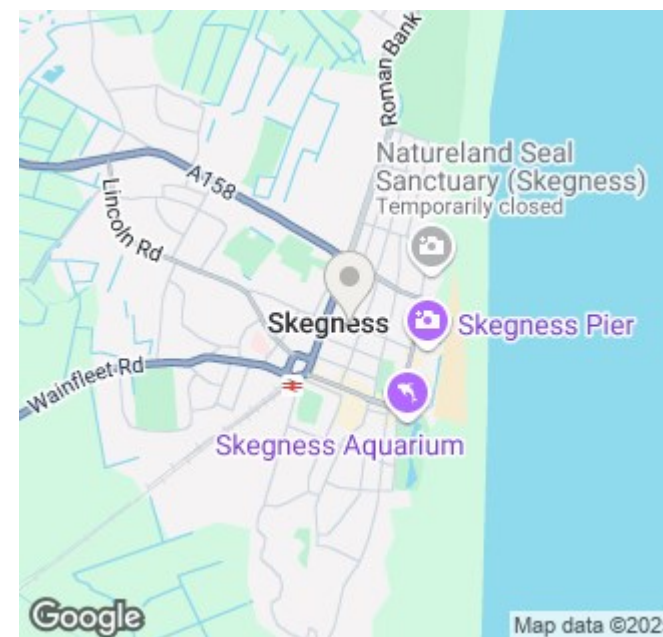
First Floor



Ground Floor

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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.

