



55 High Street

Burgh le Marsh, Skegness, Lincolnshire. PE24 5JR

BELL

ROBERT BELL & COMPANY

NO ONWARD CHAIN

55 High Street is a two-bedroom first floor flat, situated to a convenient position in the well-serviced village of Burgh le Marsh. Providing well-maintained accommodation with modern kitchen, generous living room, two bedrooms and bathroom; the property enjoys use of a lawned garden and dedicated parking space.

Leasehold property – 94 years remaining on lease.



55 High Street, Burgh le Marsh, Skegness

ACCOMMODATION

Storm Porch with uPVC obscure double glazed side entrance door into:

Entrance Lobby with carpeted staircase up to first floor, tiled floor and ceiling light.

First Floor - Landing with uPVC double glazed window to side aspect; wood effect flooring, built in storage cupboard, ceiling light. Part glazed door to:

Hallway with wood effect flooring, loft access hatch and ceiling light. Doors to further accommodation including:

Kitchen having uPVC double glazed window to rear aspect; a range of modern kitchen units to base and wall levels, composite sink and drainer inset to roll edge worktop, space and connections for washing machine, integrated fridge, CDA oven and four ring induction hob beneath extractor canopy. Wood effect flooring, ceiling light and power points. Door to **Pantry** with wood effect flooring, shelving to walls, wall mounted gas fired Ideal boiler and ceiling light.

Bathroom having uPVC obscure double glazed window to rear aspect; panel bath with tiled surround and triton electric shower over, pedestal wash hand basin, low level WC, wood effect flooring, radiator and ceiling light.

Bedroom with uPVC double glazed window to rear aspect; built in storage space, carpeted floor, radiator, ceiling light and power points.

Living Room with uPVC double glazed window to front aspect; carpeted floor, radiator, TV point, ceiling light and power points.

Bedroom with uPVC double glazed window to front aspect; carpeted floor, built in storage space, radiator, ceiling light and power points.

OUTSIDE

The property boasts a lawned garden to the side, stretching from the road and down across the property to the rear. There is also an allocated parking space accessed off Market Close. Beside the front door is a useful outdoor storage cupboard

East Lindsey District Council- Tax band: A

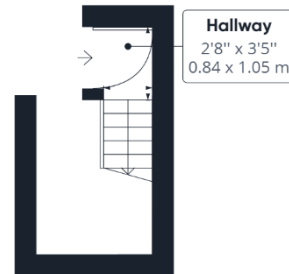
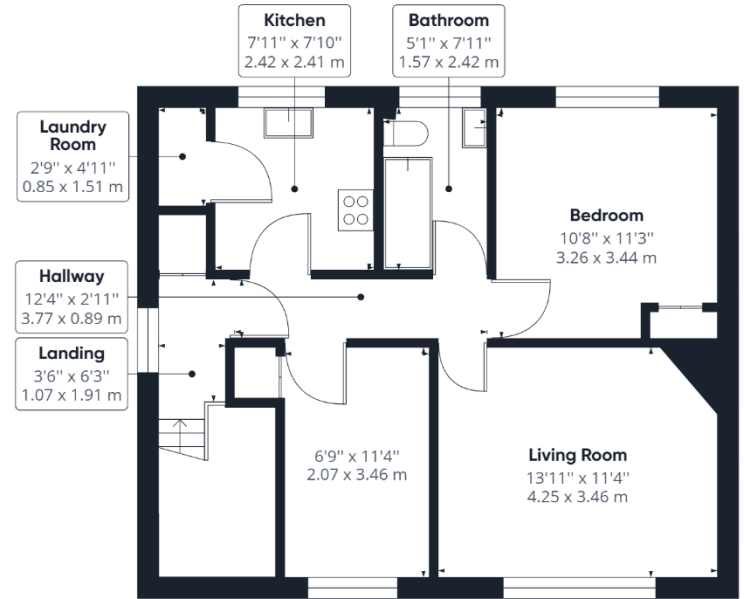
ENERGY PERFORMANCE RATING: C

SERVICES: The agents would like to point out that the services of this property have not been checked and this matter is left to the prospective purchaser to make appropriate further enquiries.

VIEWING: By arrangement with the agent's Horncastle Office, Old Bank Chambers, Horncastle. LN9 5HY.

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Website: <http://www.robert-bell.org> Brochure prepared 5.9.2023



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