



2, Marine Avenue, Skegness

£135,000 Auction Guide



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**Willsons**  
SINCE 1842

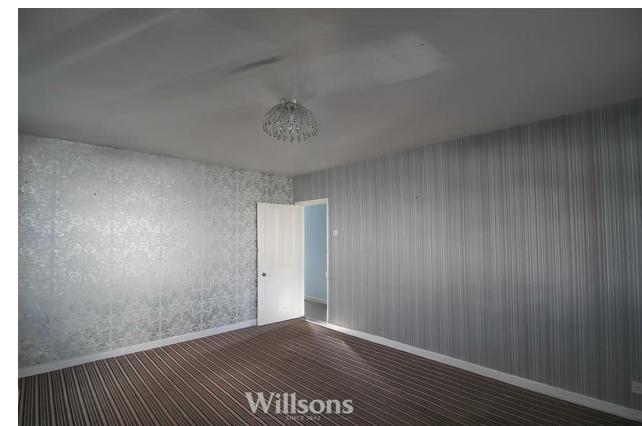
2, Marine Avenue,  
Skegness, Lincolnshire,  
Lincolnshire, PE25 3ER

### "AGENT'S COMMENTS"

\*\*\*\*Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000\*\*\*\*  
A distinctive dormer bungalow situated in a sought after area, within close proximity to the beach and local amenities. An ideal opportunity for buyers and investors looking to own a holiday home in the popular seaside resort of Skegness. Offering no onward chain, uPVC windows and doors throughout and gas fired central heating.

### LOCATION

Skegness is a seaside resort with sandy beaches. It has primary and 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 and dentist's surgeries, and leisure facilities including swimming pools, cinema, theatre and 2 golf courses. There is a range of pubs and restaurants as well as takeaways including 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.



# Willsons

SINCE 1842

16 Alitha Road, Skegness, Lincolnshire, PE25 2AG  
T. 01754 896100 | E [rentals@willsons-property.co.uk](mailto:rentals@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

#### Front Of Property

Having decorative veranda with artificial grass, accessed via a metal gate. Wooden fencing and gate leading to the rear of the property.

#### Entrance Hallway

30'8" x 2'11" (9.35m x 0.89m)  
With carpeted flooring.

#### Lounge

13'11" x 12'1" (4.24m x 3.68m)  
With window to the front of the property and carpeted flooring.

#### Bedroom One

16'4" x 12'5" (4.98m x 3.78m)  
With window to the front and side of the property and carpeted flooring.

#### Kitchen

16'7" x 11'10" (5.05m x 3.61m)  
With a range of base and wall units, tiled splashbacks, stainless steel sink and taps, tiled flooring, internal window to the hallway and window to the rear of the property.

#### Pantry

4'3" x 3'7" (1.30m x 1.09m)  
With tiled flooring and window to the rear of the property.

#### Conservatory

7'6" x 9'3" (2.29m x 2.82m)  
Of uPVC construction throughout with windows to the sides and rear of the property.

#### Bedroom Two

12'4" x 7'1" (3.76m x 2.16m)  
With built in cupboard and shelving, bay window to the rear of the property and carpeted flooring.

#### Shower Room

7'4" x 5'3" (2.24m x 1.60m)  
With direct feed shower, WC, sink, wet room flooring and window to the side of the property.

#### Bedroom Three

16'4" x 8' (4.98m x 2.44m)  
With carpeted flooring and window to the side of the property.

#### WC

8'4" x 5 (2.54m x 1.52m)  
With WC, sink, carpeted flooring and access to the loft space.

#### Rear Garden

Enclosed with fencing and walls, two original brick built outbuildings, flower/shrubbery raised planters border concrete, decking and slabbed areas.

#### Energy Performance Certificate

The property has an energy rating of 'E'. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 2178-0027-6267-9348-1990

#### Services

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

#### Viewing

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

#### Tenure & Possession

The property is Freehold with vacant possession upon completion.

#### 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.

#### 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.

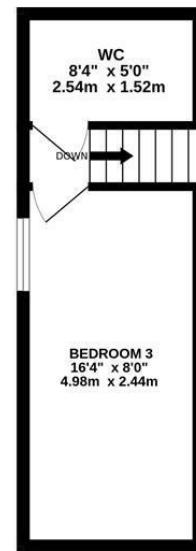
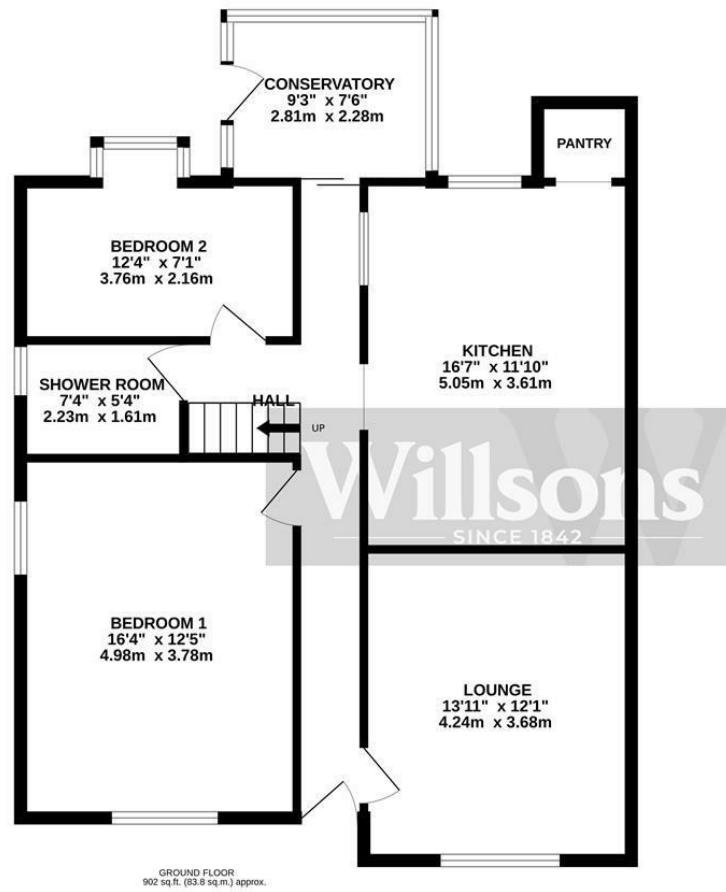
#### What 3 Words

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#### Directions

From our office on Algitha Road turn left and proceed towards the crossroads, continue straight until you meet Rutland Road and turn right. Turn left onto Lumley Road and immediately take the right hand lane for turning onto Drummond Road. Continue along Drummond Road until you reach a pelican crossing, Marine Avenue is located on the left. The property will be on your righthand side.

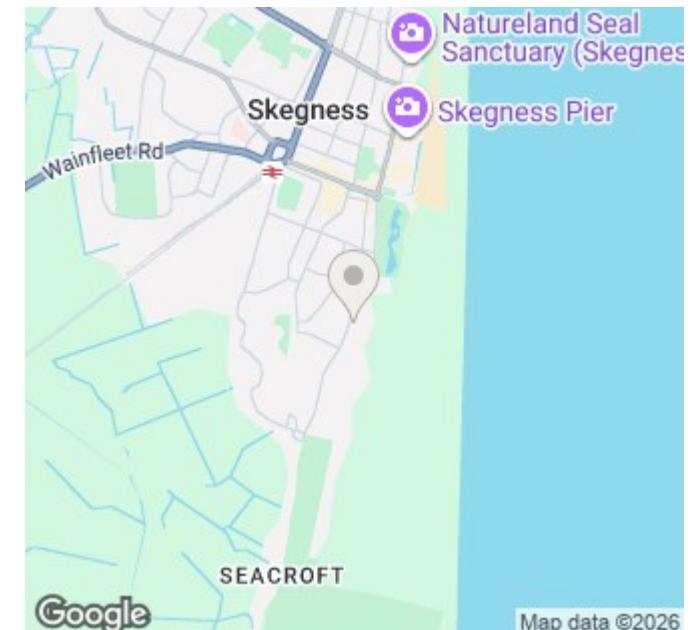




**TOTAL FLOOR AREA:** 1092 sq ft. (101.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures and fittings 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.

