



 **NEWTON**  
**FALLOWELL**

8 Hoylake Drive, Skegness – PE25 1AA  
£265,000

# 8 Hoylake Drive

Skegness

NO CHAIN. A good sized 3 Bedroom Detached House in need of improvement situated in convenient location for the town centre, beach and North Shore Golf Course. The accommodation comprises Entrance Hall, Lounge, Study, 16ft x 15ft Conservatory, Kitchen. To there first floor is a Master Bedroom with En-Suite & Dressing area, 2 further Bedrooms and a family Bathroom with separate W.C. The property provides frontage parking and a lawned garden to the rear. Viewing is essential to appreciate the potential.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

**AGENTS NOTES.** These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





### **ACCOMMODATION**

Entrance is on the front elevation via a pvc door with side panels leading to the:-

### **HALLWAY**

With radiator, stairs to first floor with cupboard below.

### **LOUNGE**

19' 7" x 12' 0" (5.96m x 3.66m)

With pvc bay window to the front elevation, radiator, pvc door opening into the Conservatory, door to:-

### **STUDY**

17' 5" x 7' 10" (5.31m x 2.38m)

With pvc window to the front elevation, pvc french doors to the rear garden, radiator.

### **CONSERVATORY**

16' 2" x 15' 6" (4.94m x 4.72m)

Of pvc construction on a low brick wall with opaque polycarbonate roof, tiled floor, 2 radiators.

### **KITCHEN**

13' 5" x 11' 1" (4.09m x 3.37m)

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit with mixer tap over, wall mounted gas central heating boiler, space for cooker, space for washing machine, door to a PANTRY and pvc door to the side elevation.

### **1ST FLOOR LANDING**

With radiator, pvc window to the front elevation, access to roof space.

### **WC**

With W.C, hand basin, opaque pvc window to the side elevation.



**BEDROOM 1**

11' 11" x 9' 11" (3.64m x 3.03m)

With pvc window to the front elevation, radiator.

**EN-SUITE BATHROOM**

With corner bath, built in furniture with inset hand basin and W.C with concealed cistern, pvc window to the front elevation.

**DRESSING AREA**

With pvc window to the rear elevation.

**BEDROOM 2**

12' 1" x 10' 0" (3.68m x 3.04m)

With pvc window to the rear elevation, radiator.

**BEDROOM 3**

11' 3" x 7' 4" (3.42m x 2.23m)

With pvc window to the rear elevation, radiator, built in wardrobe.

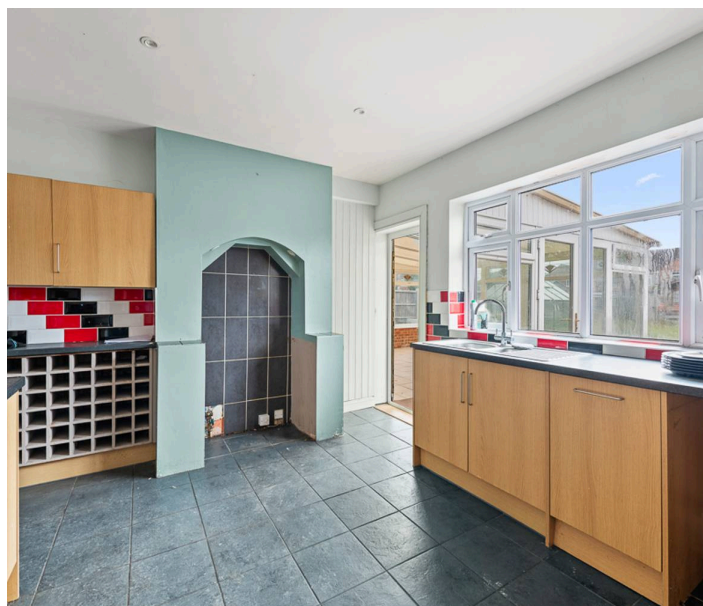
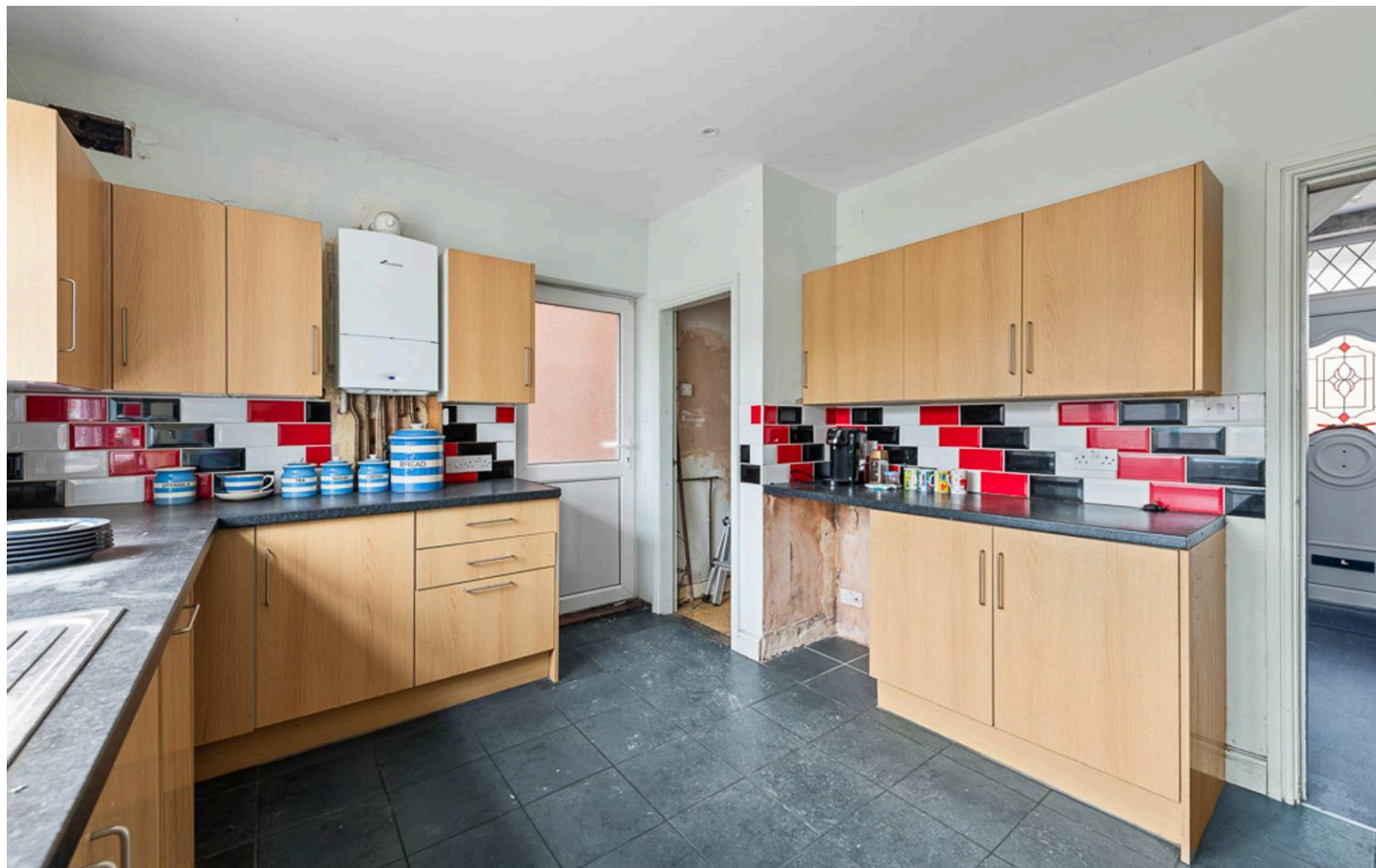
**BATHROOM**

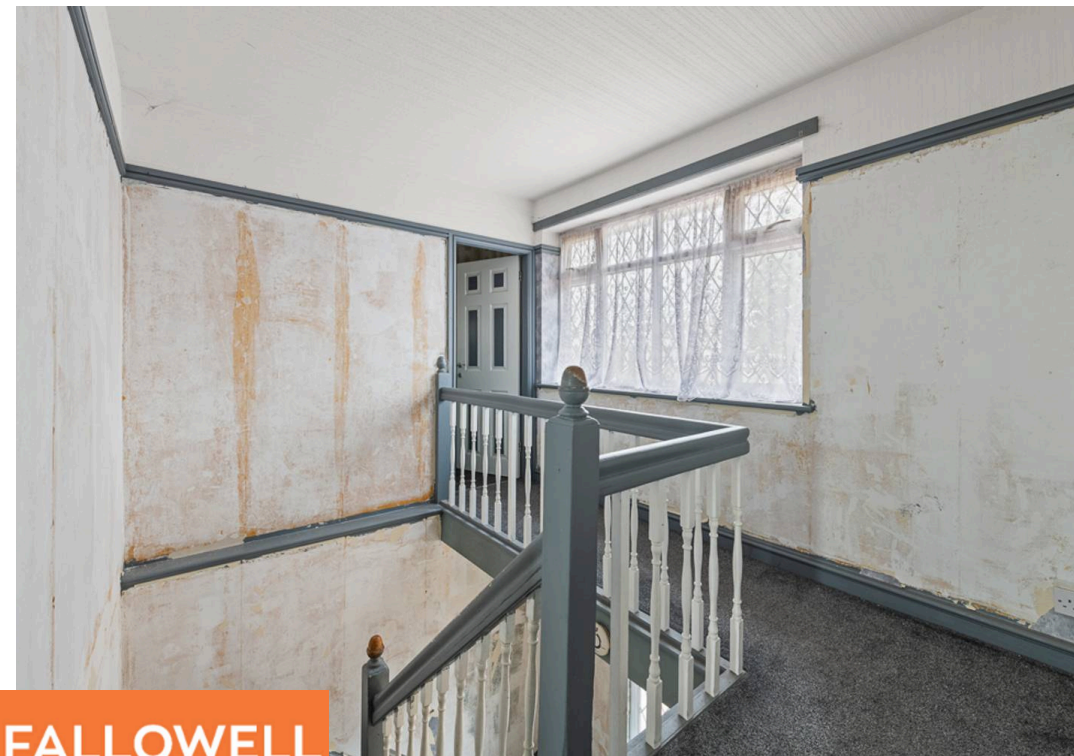
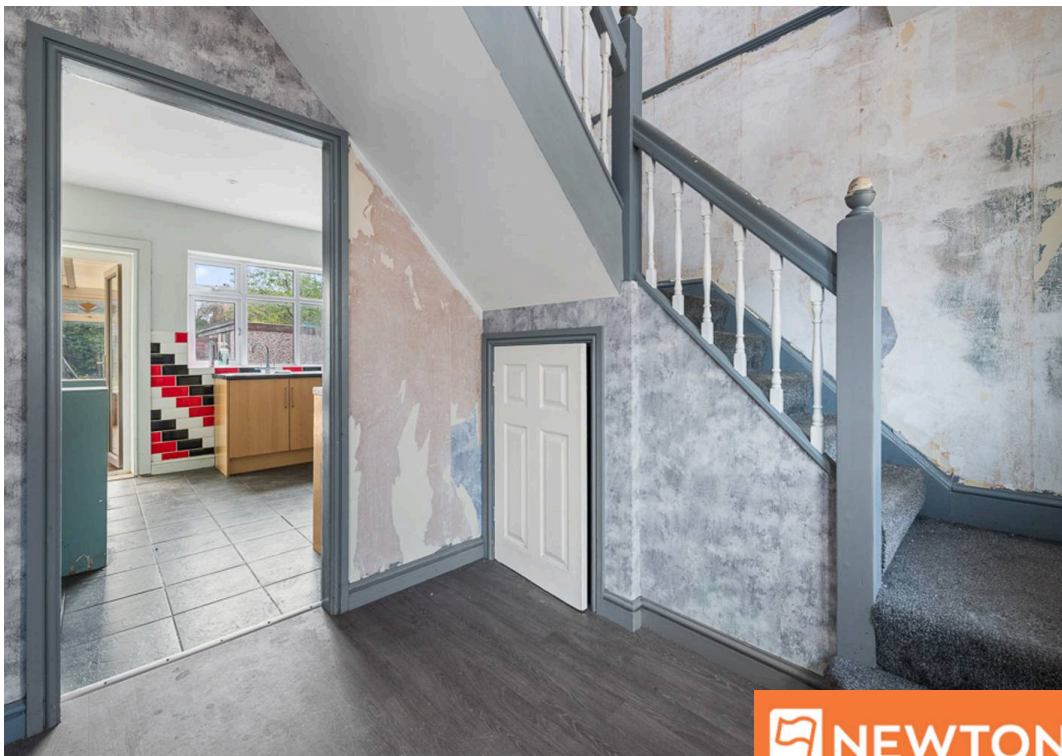
7' 11" x 6' 0" (2.42m x 1.82m)

With bath with mixer tap and shower attachment over, pedestal hand basin, heated towel radiator.

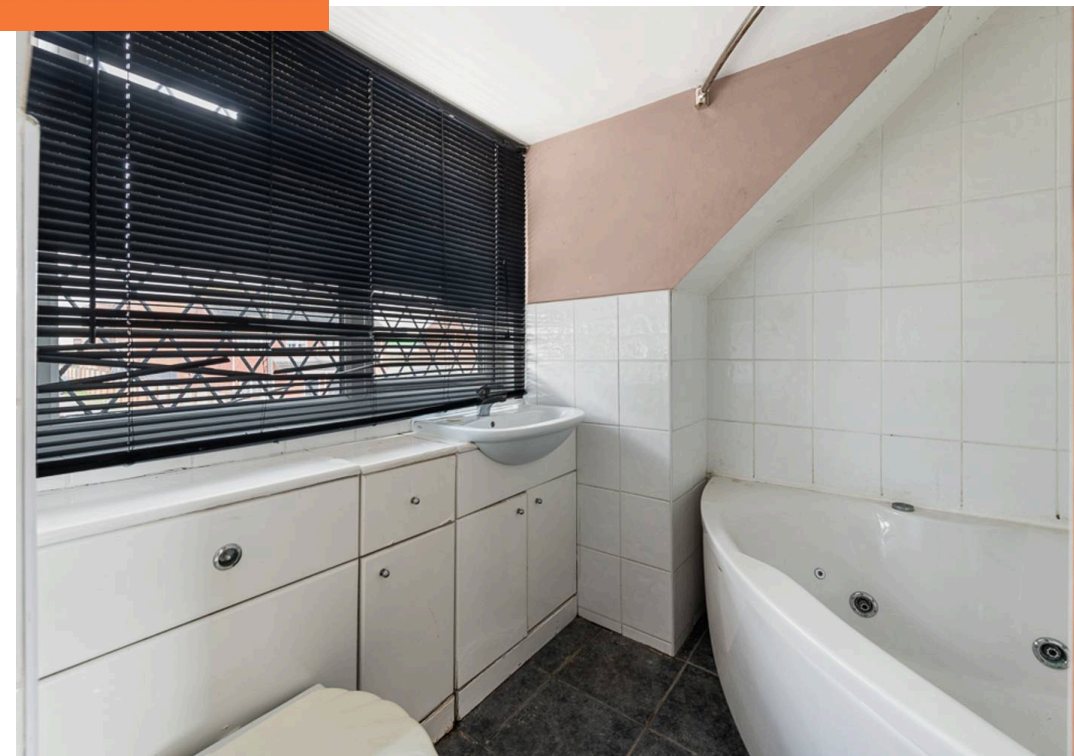
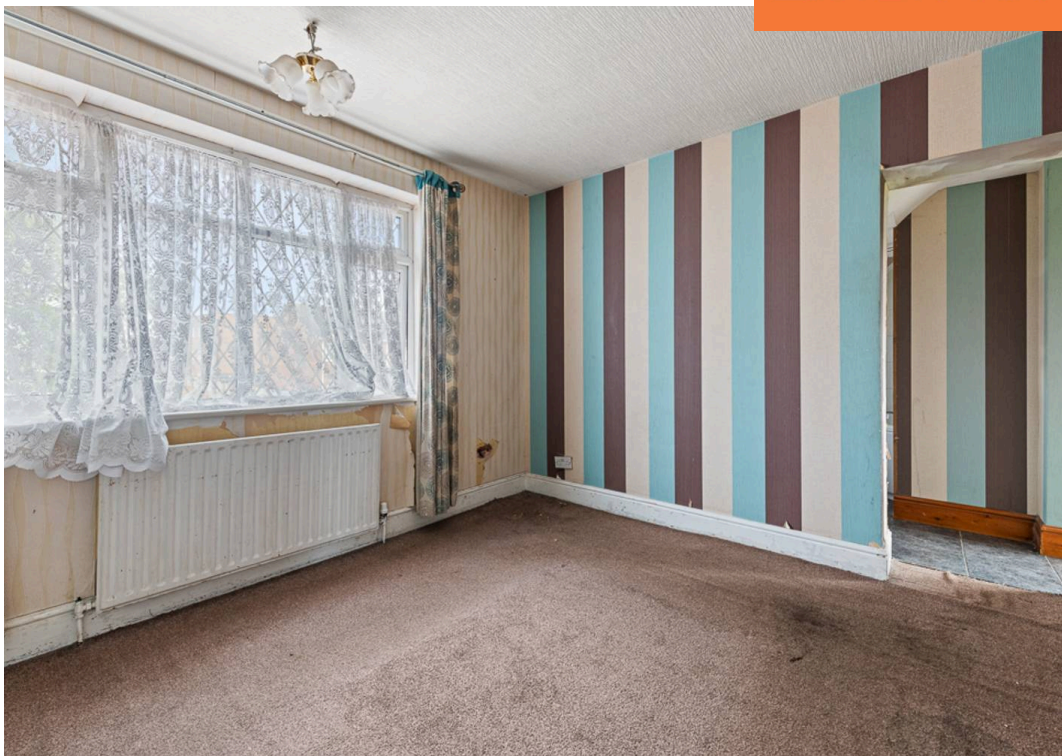
**OUTSIDE**

To the front is a low brick wall and block paved frontage for parking. A path to the side of the house leads a W.C and to the rear garden which is mainly lawned with a Greenhouse, Summerhouse with light and power connected, timber garden shed and a concrete sectional Store.





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**TENURE**

Freehold.

**SERVICES**

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

**VIEWING**

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

**COUNCIL TAX**

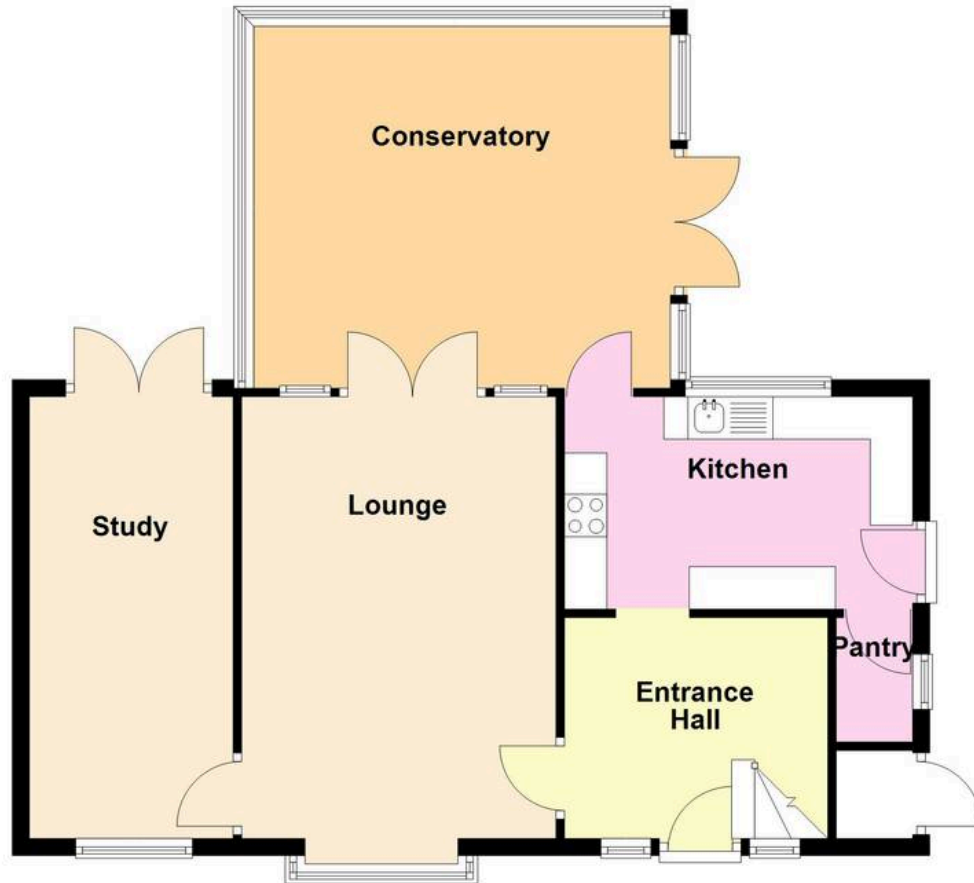
Charging Authority – East Lindsey District Council  
Band C - 2025/26 - £1992.43

**ANTI-MONEY LAUNDERING REGULATIONS**

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

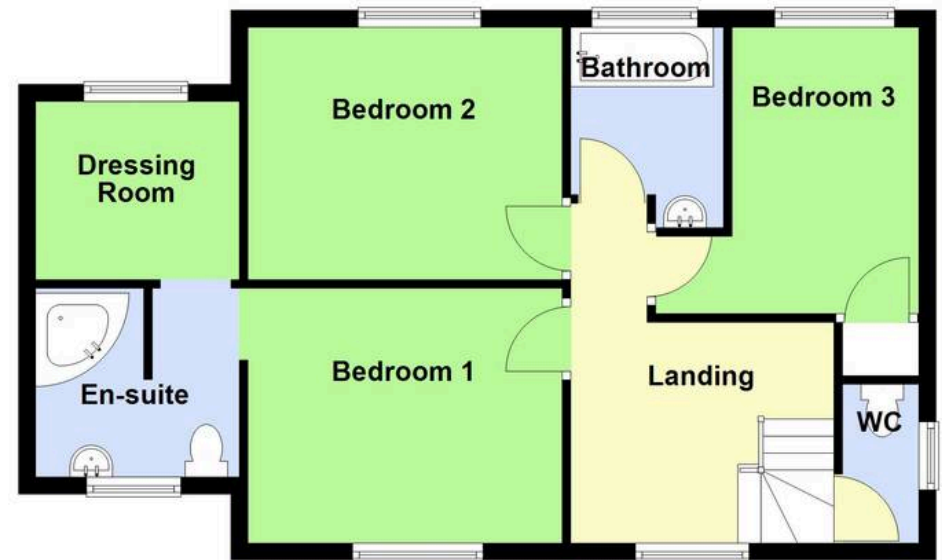
### Ground Floor

Approx. 75.7 sq. metres (815.2 sq. feet)



### First Floor

Approx. 58.7 sq. metres (632.2 sq. feet)





## Newton Fallowell Estate Agents

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