



43 Ida Road, Skegness, PE25 2AU

Freehold

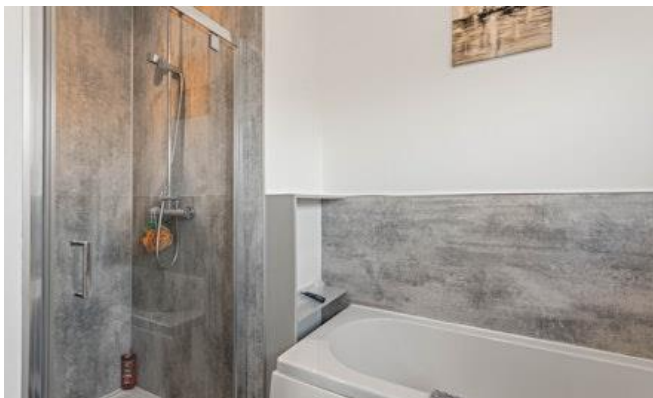
£325,000

Key Features

- 2 Self Contained Apartments
- Well Presented
- Each With 3 Bedrooms
- Modern Kitchens & Bathrooms
- Gas Central Heating
- Large Rear Garden
- Gated Parking at the Rear
- Garage & Workshop
- Cellar & Store
- EPC Ratings C & D

Ground Floor Apartment





An opportunity to purchase a modern and very well presented block of 2 self contained Apartments in a great location close to the town centre and beach. Ground Floor with Entrance Hall, open plan Kitchen & Living Room, 3 Bedrooms and Bathroom. First Floor with Entrance Hall, Lounge, Kitchen with Balcony, 3 Bedrooms, Bathroom and a Games Room in the attic space. With front low maintenance garden and large lawned rear garden, gated parking to the rear via a service road, Cellar, Workshop, Garage and Stores. Viewing is essential this excellent investment opportunity which is ideal for holiday or private rental. EPC Ratings C & D.

ACCOMMODATION

Entrance is on the front elevation via a covered Verandah and 2 composite doors leading to each apartment.

GROUND FLOOR APARTMENT

HALLWAY

With door to understairs cupboard, radiator, downlights to ceiling, doors leading off.

LOUNGE / DINER

4.37m x 3.38m (14'4" x 11'1")

With pvc window to the side elevation, downlights to ceiling, door to the rear elevation, door to Bathroom and being open plan with the:-

KITCHEN

3.1m x 1.88m (10'2" x 6'2")

Fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with mixer tap over, tall unit housing and electric oven, electric hob with extractor hood above, recess for fridge freezer, breakfast bar, pvc window to the rear elevation.

BATHROOM

3m x 2.36m (9'10" x 7'8")

Nicely fitted with a panelled bath, hand basin in a vanity unit, W.C, wet wall panelling to half height, pvc window to the rear elevation.

BEDROOM 1

4.6m x 4.57m (15'1" x 15'0")

With walk in pvc bay window to the front elevation, decorative fireplace surround, radiator.

BEDROOM 2

4.57m x 4.39m (15'0" x 14'5")

With pvc french doors opening onto a "Juliette Balcony", radiator.

BEDROOM 3

3m x 2.49m (9'10" x 8'2")

With pvc window to the side elevation, radiator.



First Floor Apartment



FIRST FLOOR APARTMENT

HALLWAY

With radiator, pvc window to the side elevation, spiral staircase leading to the Games Room.

LOUNGE

4.7m x 4.57m (15'5" x 15'0")

With walk in pvc bay window to the front elevation, radiator, wall mounted electric fire.

DINING KITCHEN

3.66m x 3.51m (12'0" x 11'6")

Fitted with a modern range of base and wall units, worksurfaces with matching splashbacks, stainless steel sink unit with mixer tap over, tall unit housing and electric oven, electric hob with extractor hood above and stainless steel splashback, space for fridge freezer, cupboard housing the gas central heating boiler, pvc double doors opening to "Juliette Balcony".

BEDROOM 1

4.42m x 3.56m (14'6" x 11'8")

With pvc window to the rear elevation, radiator.

BEDROOM 2

4.44m x 3.38m (14'7" x 11'1")

With pvc window to the rear elevation, radiator.

BEDROOM 3

3.18m x 3.18m (10'5" x 10'5")

With 2 pvc windows to the side elevation, radiator.

BATHROOM

3.02m x 2.24m (9'11" x 7'4")

Nicely fitted with a panelled bath with tiled surround, tiled splashbacks, corner shower enclosure, hand basin in a vanity unit, W.C with concealed cistern, wet wall panelling to half height, pvc window to the side elevation.



GAMES ROOM

4.52m x 3.25m (14'10" x 10'8")

Located in the roof space with radiator and skylight window.

OUTSIDE

To the front is a low maintenance paved garden with steps up to a Verandah providing access to each apartment.

A gated path to the side leads around to the rear garden with steps down to:-

CELLAR

4.42m x 4.06m (14'6" x 13'4")

With reduced headroom. Housing the gas central heating boiler for the ground floor apartment.

REAR GARDEN

A large lawned garden with paved sitting areas, inset trees and gated access to the rear service road.

GARAGE

7.85m x 4.62m (25'10" x 15'2")

With wooden sliding door, gas and electric meters, light and power,

WORKSHOP

6.12m x 2.24m (20'1" x 7'4")

With light and power

STORE

4.47m x 3.02m (14'8" x 9'11")

With light and power and being divided into 3 sections.

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

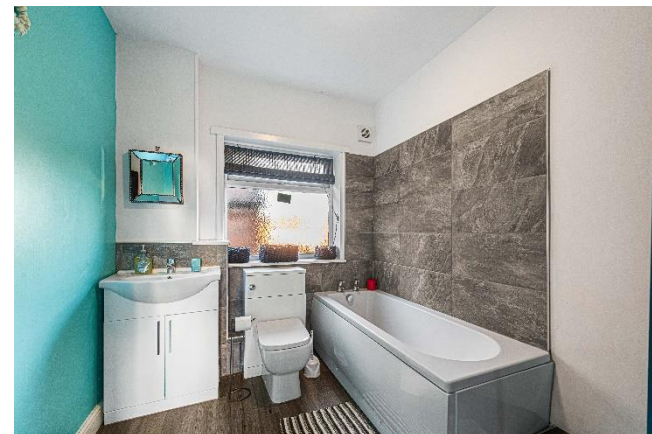
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

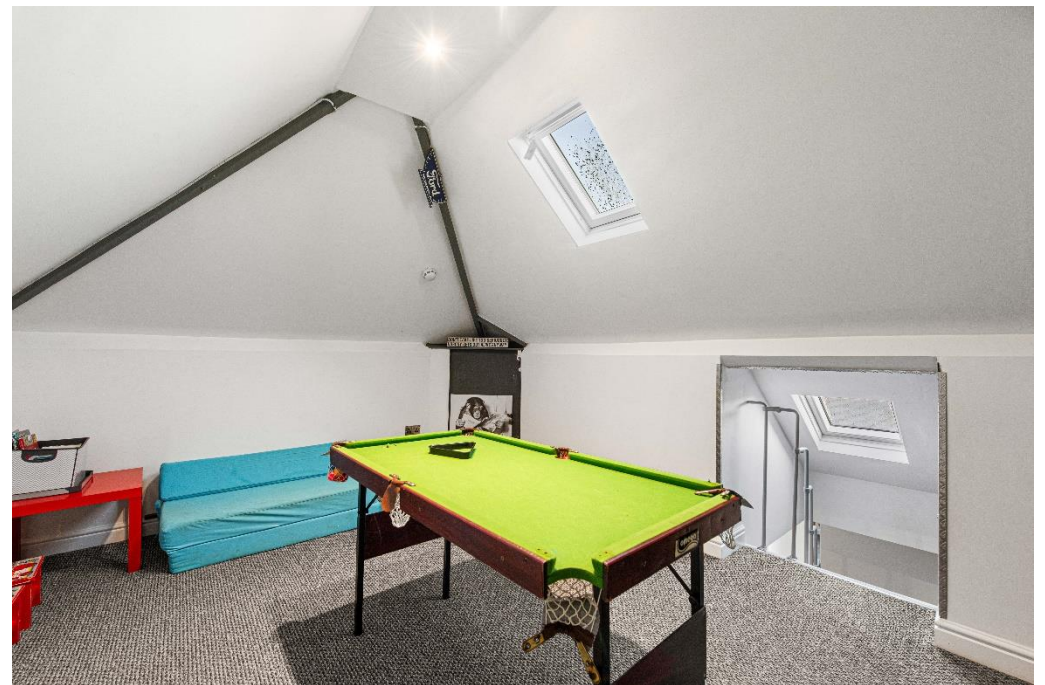
COUNCIL TAX

Charging Authority – East Lindsey District Council
Each flat has a Band A - 2025/26 - £1,494.32

MONEY LAUNDERING REGULATIONS

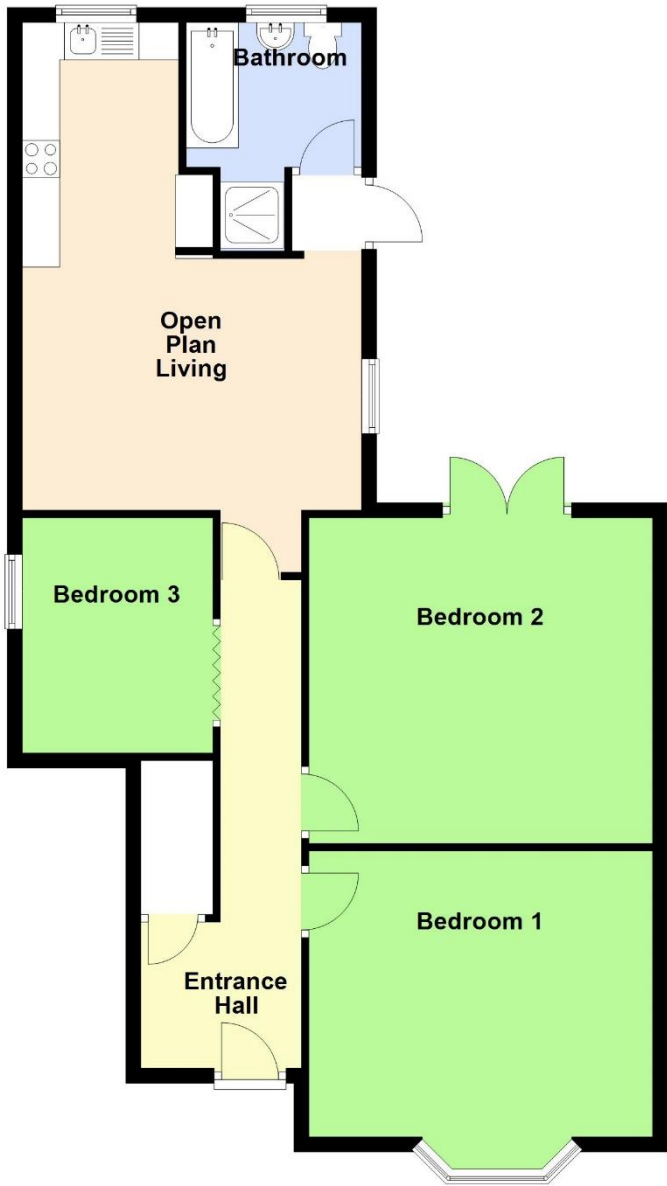
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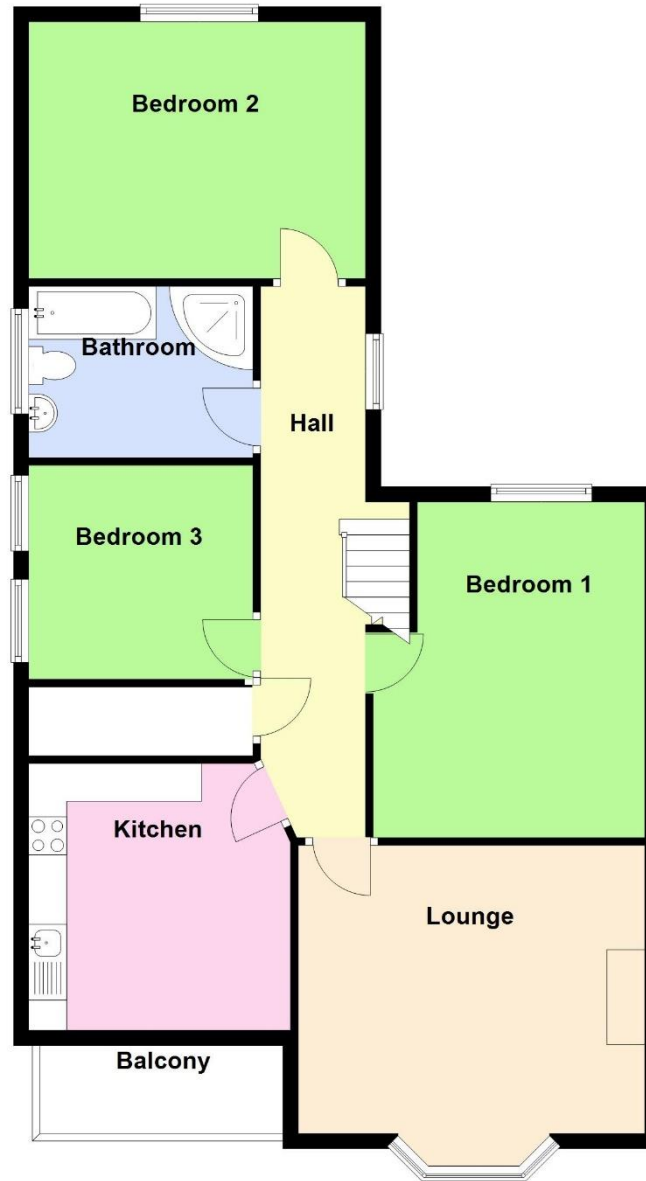




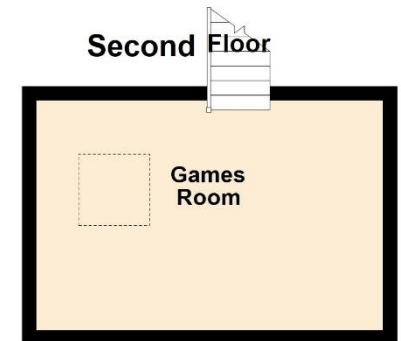
Ground Floor



First Floor



Second Floor





AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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