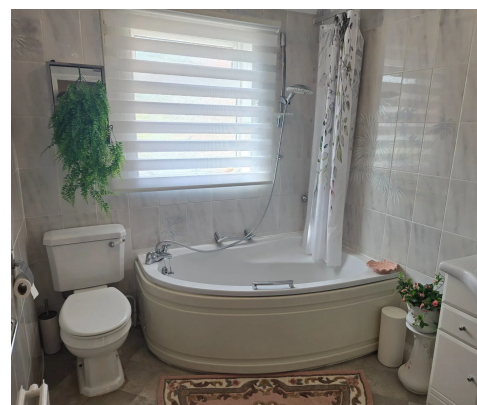




OXFORD
FAMILY ESTATES



Flat 4, Sorby Court, North Parade, PE25 2UB

£125,000

- Leasehold
- 2 double bedroom
- Garage & Dedicated Parking Spot
- Amazing north parade location
- Garage and parking space
- Ground floor flat
- Large kitchen
- Bathroom with corner bath
- Close to town centre and shops
- Phone lines open 8am-8pm 7 days.

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Property Type: Ground Floor Flat



Tenure: Leasehold

Oxford Family Estates are delighted to bring onto the market this 2 Bedroom ground floor flat in the vibrant and popular location of the coastal town of Skegness. Discover this charming two-bedroom ground floor flat, perfectly situated on North Parade with direct views of the bowling greens, offering an exceptional coastal lifestyle in a prime Skegness location. With ramp access ideal for those with accessibility requirements.

Kitchen & Living Areas

This spacious flat features a bright lounge, with sliding doors that open up to the juliet balcony style area outside. These doors are complimented with electric remote control blinds. The generously sized kitchen provides ample room for dining and storage. With space and plumbing for washing machine, condenser dryer and tower fridge freezer. The Vaillant combi boiler is also mounted on the wall in the kitchen.



Bedrooms & Bathroom

Both bedrooms are comfortable doubles, with the master bedroom having full length built in wardrobes with sliding doors. The bathroom is well-appointed with a relaxing corner bath, ceramic sink on a vanity unit and low level toilet.

Outside

The flat also benefits from having a garage and parking space.

Utilities

Mains gas heating, mains electric, and mains water supply ensure modern comfort and efficiency. High-speed Ultrafast broadband is also available.



Leasehold

Lease term: 99 years from 1 October 1987

Lease end date: 01/10/2086

Ground rent £75 a year annually in advance, increase.

Maintenance charges billed every 6 months in arrears and vary depending on the work required. The invoice for the period 01/01/26-30/06/26:

Electric/Electric Works - £113.89

Window Cleaner - £16.60

Cleaning Communal Areas (Hall, Stairs, Landing & Lawn) - £15.83

Fire Risk Assessment - £34.16

Total: £180.48

Insurance: £215.80 for 2026, billed with the invoice for the first 6 months.

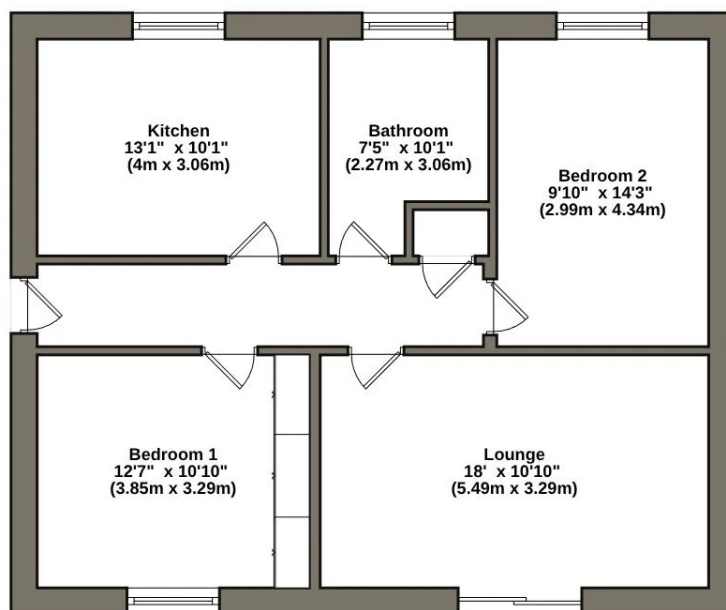
Skegness

Skegness is a popular seaside resort on the Lincolnshire coast, renowned for its sandy beaches and vibrant atmosphere. The town offers a wide array of amenities including shops, restaurants, entertainment venues, and excellent transport links, making it a desirable location for both permanent residents and holidaymakers.

The sought-after North Parade location places you just moments from Skegness town centre and next to the bowling greens providing easy access to a variety of shops, amenities, and local attractions.

Our phone lines are open 8 am-8 pm, 7 days a week, to arrange your viewing and experience all that this delightful flat has to offer.





Floorplan is for layout purposes only and should not be used for structural purposes. Maximum room dimensions shown above.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

01754 228 485

sales@oxfordestates.co.uk

<https://oxfordestates.co.uk/>

