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103 Drummond Road, Skegness PE25 3EH



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Guide price £240,000

When it comes to  
property it must be

  
lovelle



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#### Key Features

- Immediate 'exchange of contracts' available Being sold via 'Secure Sale'
- Guesthouse with Two Double Bedroom Owner's Accommodation
- Close to Beach & Handy Parade of Shops
- Popular 60's Bar/Lounge
- EPC rating C
- Tenure: Freehold



**\*\*AS SEEN ON TV\*\***We are delighted to offer for sale the opportunity to purchase this unique property, as seen on 'Bargain Loving Brits by the Sea' and Jonathan Ross' Channel 4's show 'Handcuffed'. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Great location, close to beach and shops! Fabulous commercial opportunity! Large building consisting of a six bedroom former guesthouse and attached two double bedroom owner's accommodation! Currently being run as an HMO producing a healthy income this great building offers flexibility as to the type of business you wish to pursue! The owner's accommodation is spacious but offers opportunity for further development/generate further rental income too if desired. The main building consists of a large lounge/bar area (currently run as a successful 60's bar), dining room with small bar kitchen off, WC, downstairs double bedroom, further downstairs double bedroom with en-suite shower room, to the first floor are two further double bedrooms with en-suites, bedroom with en-suite wc, large double bedroom and separate shower room. Connecting the main building and the owner's accommodation is the main kitchen. The owner's accommodation has it's own entrance door and hall, gas central heating, well appointed bathroom, lounge-diner and stairs up to two double bedrooms. There is a seating area off the bar/lounge to the front of the building and a courtyard style garden in between the main building and the owner's accommodation (dropped kerb adjacent, previously used as a driveway).



## Bar/Lounge Area

35'2" x 14'7" (10.7m x 4.4m)

Spacious bar/lounge area with feature bay windows with seating, bar with beer chiller/pumps, shelving and glassware, further tables and chairs, infrared heater, door to;

## Inner Hall

With stairs to the first floor and doors to;

## WC

With low level wc and wash hand basin.

## Bedroom One

15'5" x 13'5" (4.7m x 4.1m)

Double bedroom with UPVC bay window, electric panel heater, storage cupboard, door to en-suite shower room.

## Bedroom Two

11'11" x 6'9" (3.6m x 2.1m)

With window to the rear garden.

## Dining Room

12'0" x 11'4" (3.7m x 3.5m)

With UPVC door to the rear garden, dining table and chairs, doors to main kitchen and bar kitchen.

## Bar Kitchen

7'5" x 5'3" (2.3m x 1.6m)

UPVC French doors to concrete side yard, base cupboards with inset sink, plumbing for dishwasher.

## Kitchen

16'10" x 9'3" (5.1m x 2.8m)

Maximum dimensions, the room is separated approximately halfway with open doorway between the two. With two UPVC windows and further single glazed window, fitted base and wall cupboards, work surfaces with two inset stainless steel sinks, Logik Range style cooker with extractor over, hot water immersion boiler, space for fridge-freezer, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumbler, radiator, tiled floor, door to owner's accommodation.

## Landing

With airing cupboard and doors to;

## Bedroom Three

10'5" x 9'5" (3.2m x 2.9m)

With UPVC window and door to ensuite wc with low level wc and wash hand basin.

## Bedroom Four

15'3" x 12'0" (4.6m x 3.7m)

With velux style window, electric panel heater, door to en-suite shower room with low level wc, wash hand basin, shower enclosure.

## Bedroom Five

14'10" x 9'3" (4.5m x 2.8m)

With UPVC window plus velux style window, electric panel heater, door to en-suite shower room with low level wc, wash hand basin, shower enclosure.

## Owner's Accommodation

Entered via the kitchen or the garden, with stairs to the first floor, radiator, doors to lounge-diner and;

## Bathroom

With tile effect waterproof boarding to the walls, low level wc, wash hand basin inset to vanity unit, storage cupboard also housing the gas combi boiler, freestanding roll top bath with mixer taps/shower attachment, spotlights, extractor fan.

## Lounge-Diner

18'5" x 12'0" (5.6m x 3.7m)

With two sealed unit double glazed windows, radiator, electric fire with surround.

## Landing

With UPVC window, loft access and doors to;

## Bedroom Seven

12'0" x 9'3" (3.7m x 2.8m)

With UPVC window and radiator.

## Bedroom Eight

14'9" x 12'0" (4.5m x 3.7m)

With UPVC window and radiator, access to eaves storage.

## Outside

The property sits on the corner of Drummond Road and Lifeboat Avenue and has walling to the front with hand gate opening to a front paved garden seating area and the front door. Off the bar kitchen is a concrete yard. Between the owner's accommodation and the main building is a courtyard style garden area which is decked with artificial grass over with raised fishpond (can be removed if required or stay but the fish are not included in the sale). Doors from here lead to the owner's accommodation, the dining room and gated access onto Lifeboat Avenue. Please note the kerb is dropped and white line painted on the street 'Beeston Lodge Private Parking'. The courtyard garden was previously used as a driveway if a garden area is not required.

## Location

Great position adjacent to a handy parade of shops and within two hundred metres of the beach! Within half a mile of the Town Centre and just over half a mile to the train station and supermarkets.

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the light (Tesco on right) turn left onto Sandbeck Avenue. At the end of the road turn right onto Drummond Road. The property can be found on the left hand side.

## Services

The property has mains water, sewerage and electricity and gas fired heating to the owner's accommodation and electric heating in the main building. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>





## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents' Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Material Information Data

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

## Material Information

Council Tax band: A for owners accommodation. Business rated to main building

Tenure: Freehold

Property type: Detached Hotel & link detached owners accommodation

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating; Gas central heating is installed to owners accommodation, electric heating in main building

Heating features: Double glazing

Broadband: FTTP

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No



## Auctioneer's Notes

Pattinson Auction are working in Partnership with Lovelles 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.

## Anti-Money Laundering

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.

## Guide Price

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'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

## Legal Pack

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.

## Auctioneer's Additional Comments

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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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.



Beeston Lodge Hotel, Drummond Road, Skegness, Lincolnshire  
 Lincolnshire Approximate Gross Internal Area  
 255 Sq M/2745 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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