

Buy. Sell. Rent. Let.



44 Scarbrough Avenue, Skegness, PE25 2TA



5



4



4

£150,000

When it comes to
property it must be


lovelle



£150,000

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Key Features

- NO ONWARD CHAIN
- Large, Versatile Property
- Four Reception Rooms
- Close to Beach & Shops
- DRIVEWAY to Rear
- Enclosed Rear Garden
- EPC rating TBC
- Tenure: Freehold





No Onward Chain! Versatile, large property arranged over four floors CLOSE TO THE BEACH (350 METRES) AND TOWN CENTRE (500 METRES)! This spacious former guesthouse could suit many different uses, currently arranged as a large family home but could be re-developed for investment purposes, holiday lets, residential flats, HMO, guesthouse etc. (subject to the necessary consents and planning). If you wanted to go down the guesthouse route the layout allows for good sized owners accommodation on the lower ground floor, guest lounge, dining room and bar and then four double letting rooms. Also benefits from double width driveway to the rear and rear garden which further gives opportunity to extend the house or create larger car parking if required. Located only a 100 metres from the iconic St Matthews Church on the tree lined avenue that leads straight up to the Pier and beach.

Porch

Entered via a door from the rear garden, with doorway to;

Kitchen

3.42m x 2.68m (11'2" x 8'10")

With UPVC window to the side aspect, fitted with range of base and wall cupboards with worktops over, stainless steel sink, freestanding gas cooker, radiator, tiled floor and walls, stairs up to study, door to dining room and door to;

Utility Room

3.65m x 2.68m (12'0" x 8'10")

With UPVC window to the rear aspect, radiator, fitted cupboards, plumbing for washing machine and space for tumble dryer and further appliances.

Dining Room

3.81m x 3.81m (12'6" x 12'6")

With UPVC window to the side aspect, fitted cupboards into chimney breast, radiator, door to;

Hall

Stairs to the upper ground floor, storage cupboard, radiator, doors to lounge and;

Bathroom

With UPVC window to the side aspect, low level WC, freestanding roll top bath, pedestal wash hand basin, tiled floor, half tiled walls, radiator, extractor fan.

Bedroom Five

4.66m x 3.74m (15'4" x 12'4")

With UPVC bay window to the front aspect, radiator, large understairs cupboard.

Upper Ground Floor

Hall

With front door opening to the porch with steps down to the front garden. UPVC window to the rear aspect, stairs to the first floor and lower ground floor, doors to;

Lounge

4.66m x 3.96m (15'4" x 13'0")

With UPVC bay window to the front aspect, radiator.

Playroom

3.96m x 3.81m (13'0" x 12'6")

With UPVC windows to the side and rear aspects, doorway to;

Study

Stairs down to the Kitchen, UPVC half glazed door opens to flat roof of the utility room.

First Floor

Landing

With stairs to the second floor, doors to;

Bedroom One

4.66m x 3.96m (15'4" x 13'0")

With UPVC bay window to the front aspect.

Bedroom Two

3.96m x 3.65m (13'0" x 12'0")

With UPVC window to the rear aspect.

Shower Room

1.79m x 1.34m (5'11" x 4'5")

With UPVC window to the front aspect, wash hand basin, low level WC, shower cubicle.

Second Floor

Landing

With loft access, doors to;

WC

With UPVC window to the side aspect, low level WC, wash hand basin.

Bedroom Three

3.93m x 3.9m (12'11" x 12'10")

With UPVC window to the front aspect, doorway to en-suite shower and wash hand basin.

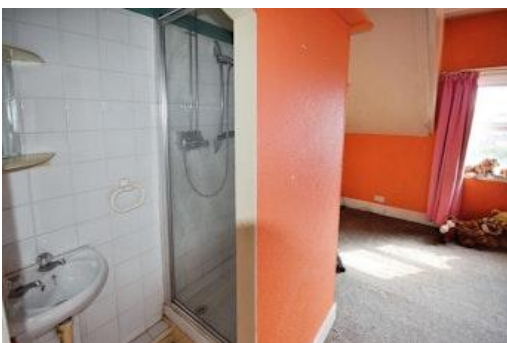
Bedroom Four

3.93m x 3.74m (12'11" x 12'4")

With UPVC window to the rear aspect, doorway to en-suite shower and wash hand basin.

Outside

To the front is a hand gate and footpath to steps to the front porch and front garden with plants and shrubs. Gated side access opens to the enclosed rear garden which is laid to patio and artificial lawn with plants and shrubs and several storage sheds. Gated access opens to a double width driveway accessed off the service road to the rear.





Services

The property has mains, water, sewerage and electricity and gas central heating. 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.

Location

Close to the seafront (350 metres), beautiful sandy beach and the town centre amenities (500 metres).

Directions

From our office on Roman Bank proceed north and take the second right onto Scarborough Avenue, proceed over the St Michael's Church roundabout and the property will be found on the right hand side.

Material Information Link

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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.

<https://moverly.com/sale/YXavSZYrnXw9bs8LSJU88T/view>

Material Information Data

Tenure: Freehold

Council tax band: D

EPC rating: TBC

Semi-detached house, standard brick and tile construction

Accessibility adaptations: None

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating, installed 6th Apr 2015

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone good, Three great, EE great
Parking: Driveway
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded

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

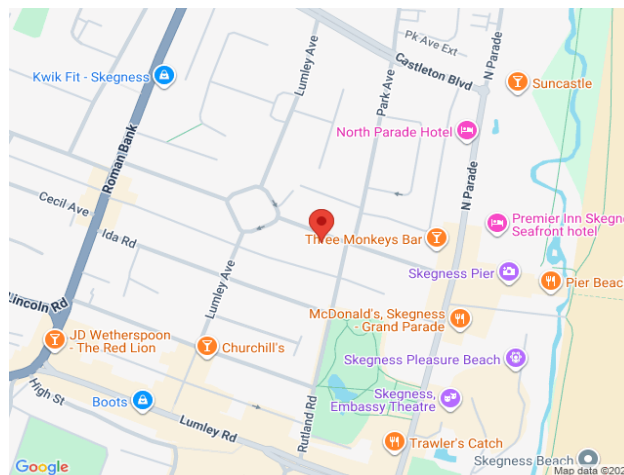
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



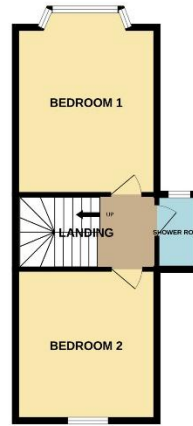
GROUND FLOOR



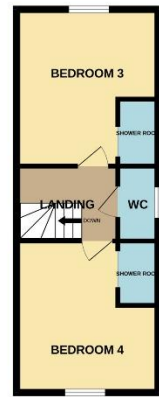
UPPER GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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