



South Parade, Skegness PE25 3HW

welcome to

South Parade, Skegness

Fantastic business opportunity 9 bedroom Guest House for sale, with an owners quarters with 3 bedrooms, lounge, kitchen and family bathroom. Situated near the town amenities and our golden beach.

Entrance Porch

entrance porch has door leading into the hallway with stairs leading to the first floor, stairs leading down to the owners accommodation and doors into the following rooms:

Guest Lounge

13' 7" narrowing to x 15' 7" (4.14m narrowing to x 4.75m)
Spacious communal lounge area, upvc bay window to the front elevation, Tv point, power points and radiators.

Bedroom One

10' 10" x 9' narrowing to (3.30m x 2.74m narrowing to)
Spacious area, upvc window, tv point, power points, radiators.

Bedroom Two

13' 5" narrowing to x 14' (4.09m narrowing to x 4.27m)
Situated on the lower level, spacious double room, mounted Tv. radiator, en-suite, Upvc window.

Bedroom Three Family Room

10' 10" x 9' 1" narrowing to (3.30m x 2.77m narrowing to)
Family double bedroom, with joins room with bunk beds, upvc window, separate seating area with a separate Wc, and shower room.

Bedroom Four

13' 4" x 13' 11" narrowing to (4.06m x 4.24m narrowing to)
Double sized room, upvc window, tv point, power point, en-suite.

Bedroom Five

8' x 13' 4" narrowing to (2.44m x 4.06m narrowing to)
Doubled sized room with a balcony, Tv point, power

points, en-suite.

Bedroom Six

9' 5" x 8' 1" narrowing to (2.87m x 2.46m narrowing to)
Double sized room, upvc window, radiator, tv point, power points, en-suite.

Bedroom Seven

9' 5" x 8' 1" narrowing to (2.87m x 2.46m narrowing to)
Double sized room, upvc window, radiator, tv points power point, en-suite.

Bedroom Eight

13' 3" x 7' 11" narrowing to (4.04m x 2.41m narrowing to)
Double sized room, with balcony, upvc window, power points, tv points, separate Wc, and shower.

Bedroom Nine

9' 6" x 8' 2" narrowing to (2.90m x 2.49m narrowing to)
Double sized room, power points, radiator, upvc window and en-suite.

Dining Area

21' x 23' narrowing to (6.40m x 7.01m narrowing to)
Located on the lower level of the guest house, beautiful brick build fire surround, spacious and room for a minimum of 10 tables and chairs, radiator and power points upvc windows and a upvc door leading into the rear garden.

Owners Quarters Owners Kitchen

15' 11" narrowing to x 8' 10" (4.85m narrowing to x 2.69m)
Modern wall and base units, sink and mixer taps, double gas cooker, upvc window and door leading to the rear garden.





Owners Lounge

20' 2" x 7' 11" narrowing to (6.15m x 2.41m narrowing to)

Cosy sized room with beautiful log burner, tv point, power points, doors leading to:

Bedroom one

6' 10" x 10' 4" narrowing to (2.08m x 3.15m narrowing to)

Double size room, upvc radiator, power points, radiator.

Bedroom Two

6' 1" x 13' 6" narrowing to (1.85m x 4.11m narrowing to)

Double size room, upvc radiator, power points.

Bedroom Three

13' 3" x 9' 5" narrowing to (4.04m x 2.87m narrowing to)

Double size room, upvc radiator, power points.

Utility Room

7' 4" x 8' narrowing to (2.24m x 2.44m narrowing to)

Water connection for washing machine, power points.

Study/Office

7' 4" x 8' 6" narrowing to (2.24m x 2.59m narrowing to)

Currently being used as an Office, power points, radiator.

Summer Room

14' 8" x 10' 7" narrowing to (4.47m x 3.23m narrowing to)

Patio doors leading off the owners Lounge, currently being used as a gaming room and bar, power points, door leading to the rear.

Parking

Ample parking to the rear, wooden gate leading into the back court yard.



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South Parade, Skegness

- GUEST HOUSE
- PARKING AT THE REAR
- EN-SUITE ROOMS
- OWNERS ACCOMMODATION
- GREAT DINING AREA

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£315,000



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Property Ref:
SKG109574 - 0002

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