



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" x 15' 7" (4.14m x 4.75m)

Spacious communal lounge area, upvc bay window to the front elevation, Tv point, power points and radiators. The Lounge also benefits from a Licenced honesty bar.

Bedroom One

10' 10" x 9' (3.30m x 2.74m)

Spacious area, upvc window, tv point, power points, radiators. Separate seating area with TV and en-suite.

Bedroom Two

13' 5" x 14' (4.09m x 4.27m)

Situated on the lower level, spacious double room, mounted Tv. radiator, en-suite, Upvc window. Has seating area with TV.

Bedroom Three Family Room

10' 10" x 9' 1" (3.30m x 2.77m)

Family suite consisting of double bedroom and separate second bedroom with bunk beds. En-suite shower room and TV's in both rooms.

Bedroom Four

13' 4" x 13' 11" (4.06m x 4.24m)

Family room with double and single bed, upvc window, tv point, power point, en-suite.

Bedroom Five

8' x 13' 4" (2.44m x 4.06m)

Doubled sized room, Tv point, power points, en-suite. Benefits from Balcony with Sea View.

Bedroom Six

9' 5" x 8' 1" (2.87m x 2.46m)

Double sized room, upvc window, radiator, tv point, power points, en-suite. Benefits from balcony with Sea View.

Bedroom Seven

9' 5" x 8' 1" (2.87m x 2.46m)

Double sized room, upvc window, radiator, tv points power point, en-suite. Seating area and TV.

Bedroom Eight

13' 3" x 7' 11" (4.04m x 2.41m)

Double sized room, upvc window, power points, tv points, separate Wc, and shower. Benefits from a balcony and Sea View.

Bedroom Nine

9' 6" x 8' 2" (2.90m x 2.49m)

Double sized room, power points, radiator, upvc window and en-suite. Benefits from a balcony & Sea View.

Dining Area

21' x 23' (6.40m x 7.01m)

Located on the lower level of the guest house, beautiful brick build fire surround, spacious and well presented, radiator, power points and Tv point, upvc windows and a upvc door leading to front guest terrace with electric awning and outdoor seating.

Owners Quarters

Kitchen

15' 11" x 8' 10" (4.85m x 2.69m)

Modern wall & base units, sink and mixer taps, gas range cooker, commercial dishwasher, upvc window and door leading to the rear garden.

Owners Lounge

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

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

Owners Bathroom

White 3 piece suite, shower over bath, towel radiator and extractor fan.

Bedroom One

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

Double size room, upvc window, radiator, power

points, Tv point & radiator.

Bedroom Two

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

Double size room, upvc window, radiator, power points & Tv point.

Bedroom Three

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

Double size room, upvc window, radiator, power points and Tv point. Upvc door leading to rear courtyard garden.

Utility Room

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

Water connection for washing machine, power points.

Study/Office

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

Currently being used as an Office, power points, radiator & upvc window.

Summer Room

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

Patio doors leading off the owners Lounge, currently being used as a gaming room and bar, power points, double patio doors leading to the rear with outdoor power and lighting, shed and bbq area.

Parking

Ample parking to the rear, wooden gate leads to the parking area.



view this property online williamhbrown.co.uk/Property/SKG109574





Ground Floor



First Floor



Second Floor



Third Floor

Total floor area 348.2 m² (3,748 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

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

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SKG109574



Property Ref:
SKG109574 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



williamhbrown.co.uk