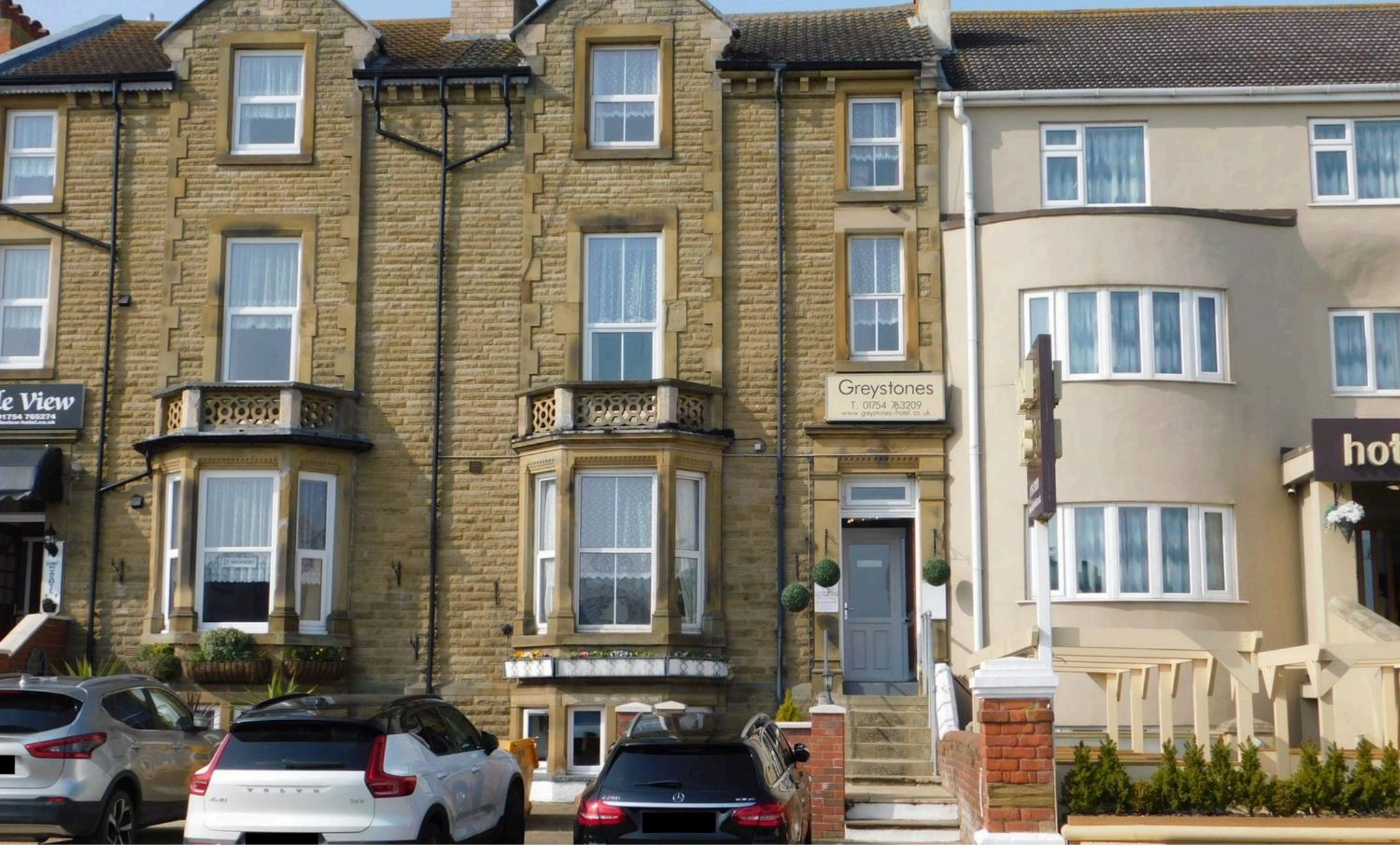


NEWTON FALLOWELL

Greystones Hotel, 10 South Parade - PE25 3HW

£300,000

Greystones Hotel

10 South Parade, Skegness

A most attractive seafront hotel very close to the town centre & holiday amenities with sea & foreshore views. The accommodation comprises 9 well presented En-suite Guest Rooms & Guest Dining Room, upstairs Kitchen. Owners Accommodation comprising the whole of downstairs with 2 Bedrooms, Lounge and Sitting Room, Bathroom, re-fitted Kitchen & Utility, ample storage, rear yard & Boiler Room. Gas central heating, pvc double glazing. EPC Rating D

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:



NEWTON FALLOWELL







LOCATION
Greystones Hotel has an excellent seafront location on South Parade with panoramic views of the foreshore and attractions. From Newton Fallowell office, follow Roman Bank southwards, left at Lumley Square into Lumley Road, right at the Clock Tower into South Parade.

ACCOMMODATION
Entrance is on the front elevation via a short flight of steps leading via a timber and glazed door to an:

ENCLOSED PORCH
with ceramic tiled floor and an inner door to the:-

HALLWAY
With pretty coved ceilings, fire alarm control panel, radiator, telephone, built in linen cupboard.

ROOM 11
16' 1" x 15' 5" (4.90m x 4.69m)
Superking (or 2 singles) with pvc bay window with sitting area overlooking the promenade, radiator, coving to ceiling. EN-SUITE SHOWER ROOM With tiled shower enclosure, W.C, hand basin, extractor, tiled walls.

DINING ROOM
13' 8" x 13' 10" (4.16m x 4.21m)
With pvc window to the rear elevation, T.V point, radiator.

KITCHEN
14' 11" x 5' 0" (4.54m x 1.52m)
Fitted with a range of commercial stainless steel shelving and stainless steel sunk unit, pvc window to the side elevation.

BEDROOM 3
9' 11" x 8' 10" (3.02m x 2.69m)
Double with pvc window, radiator, tiled shower enclosure. EN-SUITE SHOWER ROOM With toilet, hand basin, pvc window, tiled shower enclosure and screen doors, opaque pvc window.

1ST FLOOR
With built in linen cupboard. All rooms with remote controlled T.V, tea and coffee making facilities and thermostatically controlled radiators.

W.C
With toilet and pvc window (used as a store).

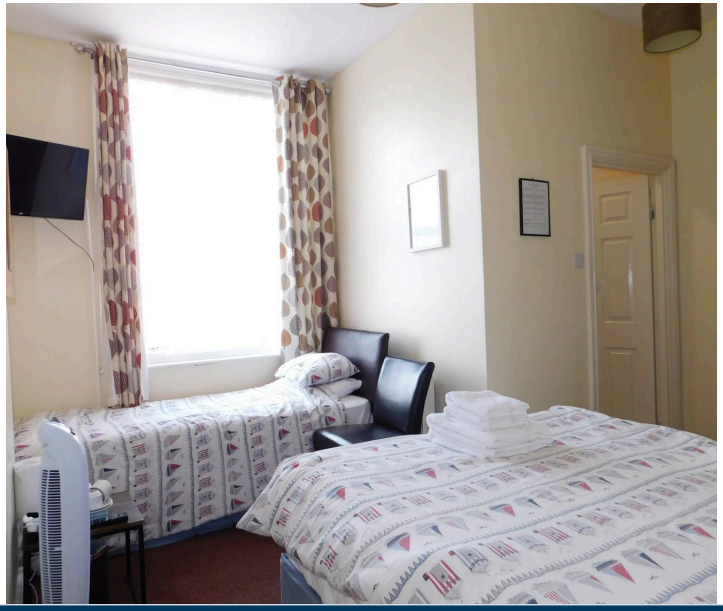
BEDROOM 4
16' 7" x 8' 11" (5.05m x 2.71m)
Double with radiator, pvc window, access to roof space. EN-SUITE SHOWER ROOM With corner entry shower enclosure, W.C, hand basin with shaver light, pvc window, extractor, radiator.

BEDROOM 5
12' 7" x 13' 10" (3.83m x 4.21m)
Double & Single with pvc window to the rear elevation, radiator. EN-SUITE SHOWER ROOM With corner entry shower enclosure, W.C, hand basin with shaver light, extractor, tiled walls.

BEDROOM 6
13' 10" x 12' 8" (4.21m x 3.86m)
Double & Single with pvc window overlooking a balcony, Sea view, radiator. EN-SUITE SHOWER ROOM with shower enclosure, W.C, hand basin with shaver light, tiled walls, extractor.



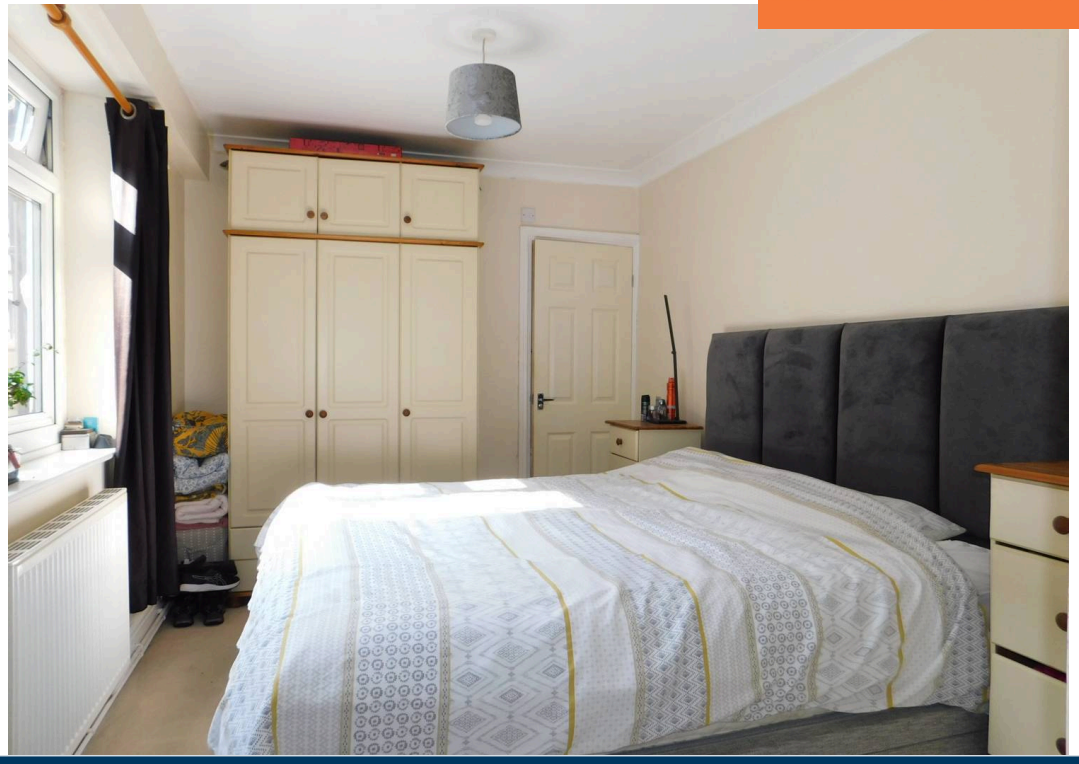


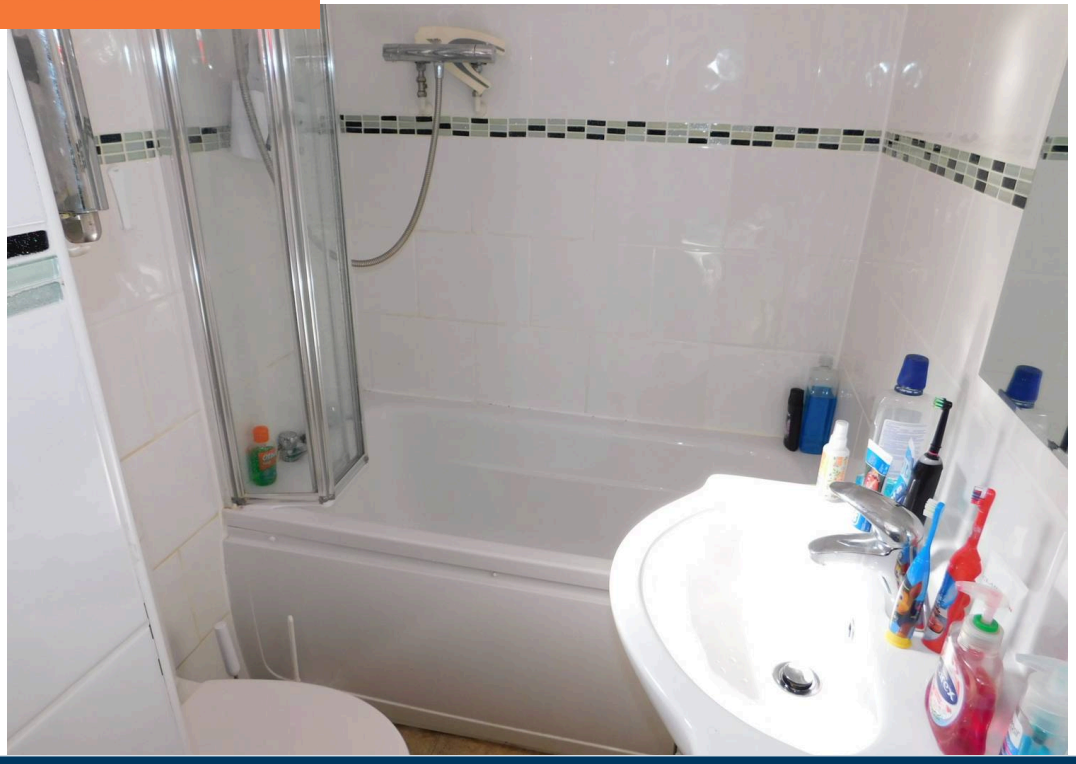






NEWTON FALLOWELL





BEDROOM 7
13' 6" x 6' 7" (4.11m x 2.00m)
Single with pvc window with Seaview, radiator. EN-SUITE SHOWER ROOM With tiled shower enclosure with screen door, W.C (saniflow), hand basin with shaver light, extractor, tiled walls.

2ND FLOOR LANDING
with pvc window

BEDROOM 8
15' 0" x 8' 11" (4.57m x 2.71m)
Double with pvc window with Seaview, radiator. EN-SUITE SHOWER ROOM with tiled shower enclosure, W.C (saniflow), hand basin with shaver light, extractor, tiled walls.

BEDROOM 9
14' 0" x 11' 5" (4.26m x 3.47m)
Double with pvc window with Seaview, radiator. EN-SUITE SHOWER ROOM with corner entry shower enclosure, W.C, hand basin with shaver light, extractor, tiled walls.

BEDROOM 10
12' 6" x 13' 10" (3.81m x 4.21m)
Double with pvc window to the rear elevation, radiator, TV aerial point, access to roof space. EN-SUITE SHOWER ROOM With hand basin with shaver light, W.C, pvc window, tiled shower enclosure with screen door and mains shower, extractor, tiled walls.

LOWER GROUND FLOOR (Owners Accommodation)
with stairs from the HALLWAY leading to the:

LOUNGE
16' 3" x 15' 4" (4.95m x 4.67m)
With pvc window, wall lights, (could be used as an additional bedroom).

STORE
With spaces for fridge and freezer and door to under stairs area, gas meter.

SITTING ROOM
15' 11" x 13' 4" (4.85m x 4.06m)
With ceiling fan/light, storage.

KITCHEN
14' 5" x 10' 0" (4.39m x 3.05m)
Re-fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, inset sink unit with mixer tap over, space for gas cooker with extractor hood above, space for fridge freezer, pace for dishwasher, breakfast bar seating area, window overlooking and door to:-

REAR PORCH / UTILITY ROOM
9' 3" x 4' 1" (2.82m x 1.24m)
Of pvc construction with plumbing for automatic washing machine, further appliance space, power points, electric smart meter and door to the rear.

OWNERS LOUNGE / BEDROOM
18' 4" x 9' 6" (5.59m x 2.90m)
(with access from the Kitchen) With brick fireplace surround and arched recess to the chimney breast wall, wall and ceiling lighting, door to:-

BEDROOM 1
12' 10" x 8' 10" (3.91m x 2.69m)
With pvc window, radiator, built in cupboard housing the electric fuses. EN-SUITE BATHROOM With bath with screen and shower over, W.C, hand basin in a vanity unit, wall tiling to full height, opaque pvc window, shaver light, extractor.

OUTSIDE
To the front is a concreted forecourt parking area for 3 cars plus a raised patio seating area with lovely outlook. There is an enclosed concrete yard to the rear with cold water tap, tool shed, BOILER ROOM housing the Worcester gas central heating boiler and insulated hot water cylinder fitted with immersion heater (serving the whole property). A gate leads to a shared passage with pedestrian right of way to Drummond Road.

TENURE
Freehold.

SERVICES
The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

ASSESMENTS
Rateable Value - £5,900 Taken from the Valuation Office Agency Website. Council Tax Band A is payable on the owners accommodation.

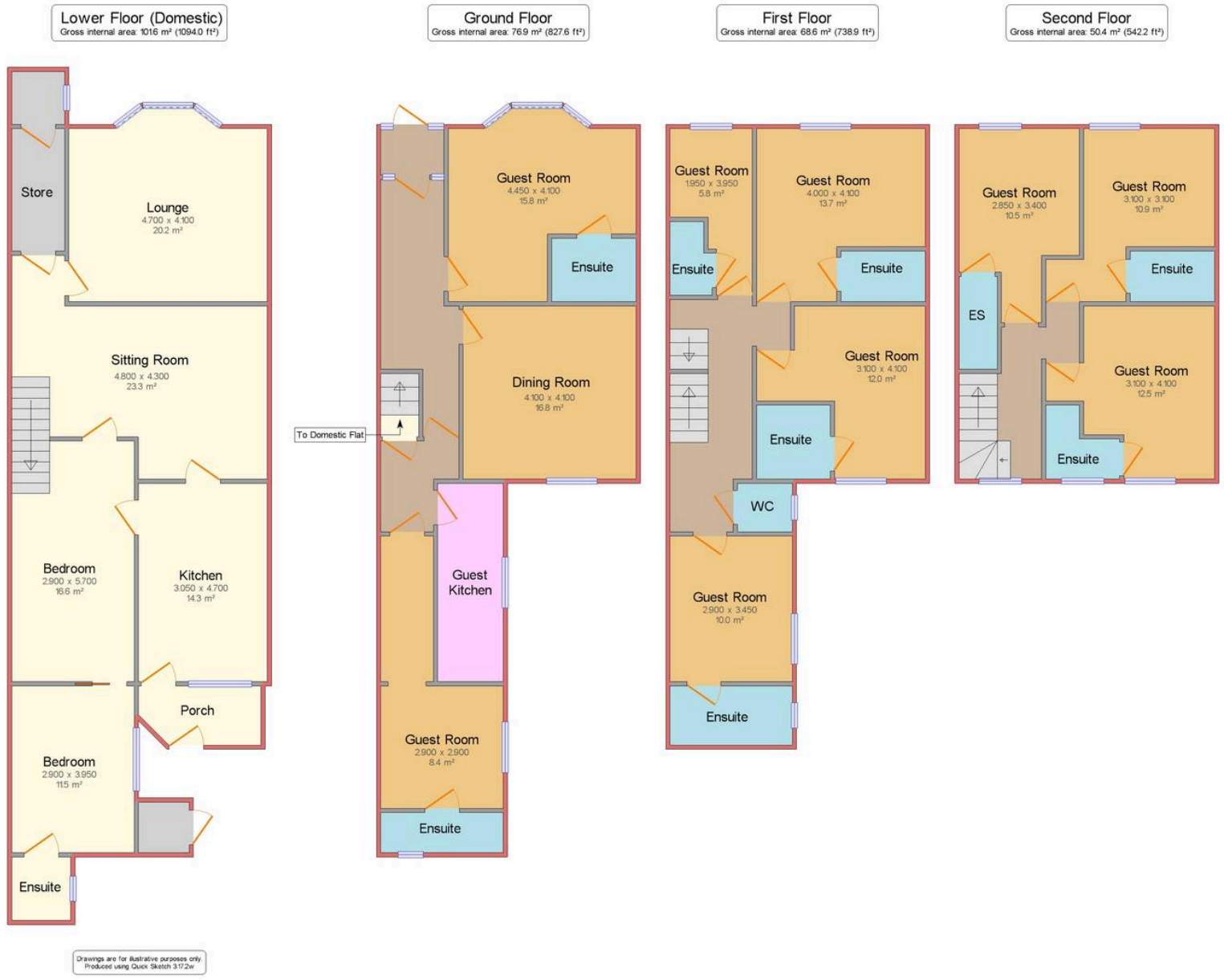
ACCOUNTS
May be made available to bona fide enquirers who have viewed the property and provisional offers made.

LICENCE
Prospective purchasers to satisfy themselves regarding existence of same.

VIEWING
By prior appointment with our office in Skegness

ANTI-MONEY LAUNDERING REGULATIONS
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENTS NOTES
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

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