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19 Firbeck Avenue, Skegness, PE25 3JY



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Guide Price £205,000

When it comes to  
property it must be

  
**lovelle**



£205,000

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- Key Features**
- House Currently Arranged into Three Flats
  - Off Road Car Parking
  - Enclosed Rear Garden
  - Gas Central Heating

- UPVC Double Glazing
- Ground Floor- Large Two Double Bedroom Flat
- EPC rating D
- Tenure: Freehold





**Being Sold via Secure Sale online bidding. Terms & Conditions apply.** For sale with NO ONWARD CHAIN! Located in a convenient area, close to the BEACH & AMENITIES! This detached house has been divided into three flats and is currently arranged as follows; communal entrance hall, stairs lead to the first floor where there are two one bedroom flats (both with kitchen, lounge, bedroom and en-suite shower room) and a large ground floor flat with kitchen-diner, lounge, dining room, bathroom and two double bedrooms. The building has shared services; gas central heating from one boiler located in the ground floor flat and one water and electric feed. Currently rented out with their gas, water and electric bills included. The property has off road car parking to the front for three cars and gated access leads to a good size enclosed rear garden. Great location as the property is only 500 metres from the golden sandy beach and 600 metres to the town centre and supermarkets, bus and train station only ½ a mile away!

### Communal Porch

Entered via a UPVC door, UPVC door to;

### Communal Hall

Stairs to the first floor flats, leaded and stained glass window fire alarm, door to;

### Flat Three (Ground Floor)

#### Hall

With radiator, doors to bedroom one, dining room and;

#### Kitchen-Diner

16'0" x 9'3" (4.9m x 2.8m)

With UPVC window to the side aspect, sliding patio doors to the rear garden, radiator, fitted with a range of base and wall cupboards, fitted breakfast table, work surfaces over, stainless steel sink, space for electric cooker, space for washing machine, space for tumble dryer, space for fridge freezer, Viessman central heating boiler fitted in 2021, understairs storage cupboard also housing electric and gas meters and fuse board, fitted shelving, UPVC window to the side aspect.

#### Bedroom One

14'2" x 12'5" (4.3m x 3.8m)

With UPVC bay window to the front aspect, radiator, free standing wardrobe and matching frame/bedside tables, two fitted cupboards in chimney recess.

#### Dining Room

12'8" x 9'8" (3.9m x 2.9m)

With radiator, door to inner hall, open to lounge.

#### Inner Hall

Doors to;

#### Bathroom

9'0" x 7'9" (2.7m x 2.4m)

With radiator, pedestal wash hand basin, low level WC, panelled bath with electric shower over, extractor fan.

#### Bedroom Two

15'2" x 9'1" (4.6m x 2.8m)

With UPVC window to the front aspect, radiator, fitted wardrobe.

## Lounge

19'5" x 9'8" (5.9m x 2.9m)

With UPVC window and door to the rear garden, radiator, brick fireplace with space for electric fire.

## Flat One (first floor, front)

From the communal hall stairs lead to the communal landing with doors to flat 2 and;

### Hall

Hallway with doors to lounge and;

### Kitchen

8'6" x 8'3" (2.6m x 2.5m)

With UPVC window to the front aspect, radiator, fitted with base and wall cupboards with worktops over, stainless steel sink, space for electric cooker, space for washing machine, space for under counter fridge and freezer.

## Lounge

14'10" x 10'10" (4.5m x 3.3m)

With UPVC bay window to the front aspect, door to;

## Bedroom

16'0" x 10'0" (4.9m x 3m)

With UPVC window to the front aspect, radiator, door to;

## Ensuite

5'5" x 3'7" (1.7m x 1.1m)

Fitted with a low level WC, wash hand basin, shower cubicle with electric shower.

## Flat Two (rear, first floor)

### Hall

With space for tall fridge freezer, door to;

## Lounge

10'0" x 9'8" (3m x 2.9m)

With UPVC window to the rear aspect, doors to inner hall and;

## Bedroom

8'10" x 8'9" (2.7m x 2.7m)

With UPVC window to the rear aspect, radiator, door to;

## Ensuite

With wash hand basin inset to vanity unit, shower cubicle with electric shower.

## Inner Hall

Loft access, doors to;





## WC

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

## Kitchen

9'0" x 6'7" (2.7m x 2m)

With UPVC window to the rear aspect, fitted with base and wall cupboards with worktops over, stainless steel sink, freestanding electric cooker, space for washing machine.

## Outside

To the front is off road car parking for three cars. To the rear the garden is laid to patio and lawn with plants, shrubs and trees, green house, two sheds, enclosed by fencing with gated access to the side.

## Services

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

Great location as the property is only 500 metres from the golden sandy beach and 600 metres to the town centre and supermarkets, bus and train station only ½ a mile away!

## Directions

From our office on Roman Bank proceed onto the one way system and take the third exit onto Richmond Drive. At the traffic lights turn left onto Sandbeck Avenue. Turn right onto Firbeck Avenue and the property can be found on the left hand side marked by our for sale board.

## Material Information Link

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.

<https://moverly.com/sale/KV1Y4g37UGvE4DvgTF1s3p/view>

## Material Information Data

Council Tax band: A  
Tenure: Freehold  
Property type: Flat  
Property construction: Standard construction  
Energy Performance rating: Flat 1 C, Flat 2 C, Flat 3 D  
Electricity supply: Mains electricity  
Solar Panels: No  
Other electricity sources: No  
Water supply: Mains water supply  
Sewerage: Mains  
Heating: Mains gas-powered central heating is installed.  
Heating features: None  
Broadband: None  
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

## 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

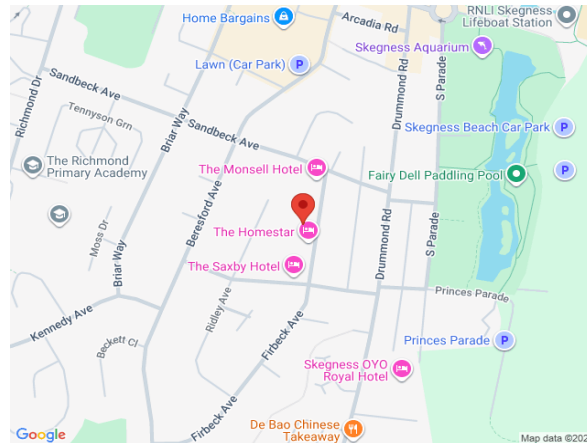
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

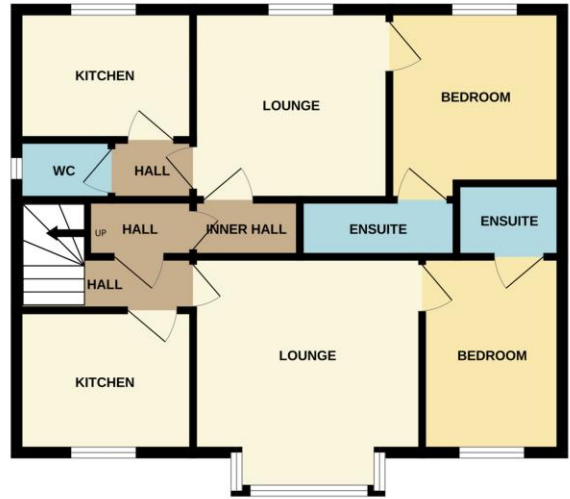
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



BASEMENT



GROUND 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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When it comes to **property**  
it must be

lovelle

01754 769769

skegness@lovelle.co.uk

