



Sea View Road, Skegness PE25 1BW


**william
h brown**

welcome to

Sea View Road, Skegness

DONT MISS OUT ON THIS FANTASIC BUSINESS OPPURTUNITY!

8 BED GUEST HOUSE AND 5 HOLIDAY CHALET TYPE ROOMS ALL WITH EN-SUITES! IT OFFERS A BAR AND DINING AREA, LIVING QUARTERS AND A



Entrance Conservatory

24' 2" Max to window x 6' 6" (7.37m Max to window x 1.98m)

The entrance is via the conservatory to the front of the property which has windows to 3 elevations and has another door leading into the entrance hall.

Entrance Hall

Stairs lead to the 1st floor accommodation and also has under stairs storage, radiator and leads into the following rooms:

Communal Lounge

11' 8" x 10' 8" (3.56m x 3.25m)

Has a window to the front

Dining Area

23' x 13' (7.01m x 3.96m)

Has sliding doors which open into the front conservatory.

Bar Area

17' 3" x 5' 5" (5.26m x 1.65m)

The Bar area is located within the dining area.

Wc

Ground floor WC comprising of WC, sink and opaque window.

Bedroom 8

10' 6" x 9' 5" (3.20m x 2.87m)

Located on the ground floor comprising of a window and radiator and leads into the En-suite:

En-Suite

Has a shower, WC, Sink

Bedroom 10

10' x 8' 8" (3.05m x 2.64m)

Located on the ground floor is a twin bedroom with window and radiator and leads into:

En-Suite

Comprising of shower, WC sink, radiator and opaque window

Kitchen

From the hallway leads into the staff area which leads to the Kitchen. The Kitchen comprises of stainless steel base and wall units with ample worktop space, hot cabinet, dishwasher, 2 X sinks, shelving, extractor and a window.

Inner Hall

The inner hall leads into the office & washroom. The inner hall also has 3 storage cupboards, a door leading to the side and also leads to the owner's accommodation:

Office

Washroom

Has base and wall cupboards and a window.

Owners Accommodation

Hallway

Has a radiator and leads into the following rooms;

Master Bedroom

16' 1" x 15' 8" (4.90m x 4.78m)

Has two windows, radiator and base units which incorporates a sink.

En-Suite

Has a bath, WC & sink

Bedroom 2

12' 2" x 11' 3" Max (3.71m x 3.43m Max)

Has a window and leads into en-suite

Living Room

15' 6" x 15' 2" (4.72m x 4.62m)

Has a window and 2 radiators

1st Floor

Bedroom 1

12' 2" Max x 11' 8" (3.71m Max x 3.56m)

Has a window and radiator and a door leads into:

En-Suite

Comprising of Shower, WC, sink, radiator & window

Bedroom 3

12' 9" x 8' 9" Min (3.89m x 2.67m Min)

Has a small lean to balcony area with windows to the front elevation, radiator and a door leads into:

En-Suite

Comprising of shower, WC, sink, radiator & window

Bedroom 4

12' 9" x 9' 7" (3.89m x 2.92m)

Family room comprising of window and radiator and a door leads into:

En-Suite

Comprising of shower, sink, wc & window

Bedroom 5

13' 2" x 8' 4" (4.01m x 2.54m)

Twin room comprising of window and radiator and a door leading into:

En-Suite

Has shower, sink & WC

Bedroom 6

9' 6" x 9' 1" (2.90m x 2.77m)

Single room with window and radiator and a door leading into:



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Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Sea View Road, Skegness

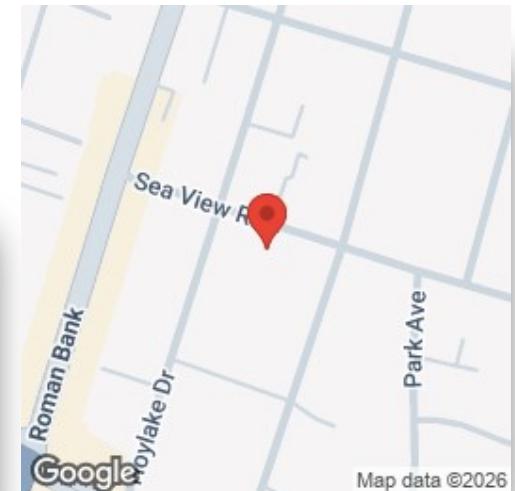
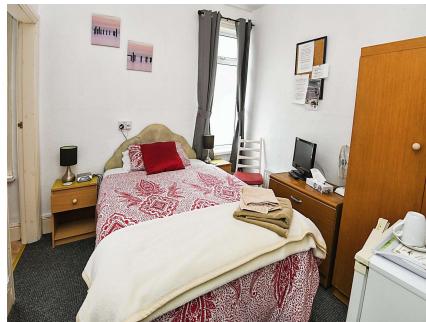
- GUEST HOUSE
- EIGHT BED
- ADDITIONAL FIVE HOLIDAY CHALET TYPE ROOMS
- CAR PARK
- SPACIOUS LIVING QUARTERS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£390,000



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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.



Property Ref:
SKG108175 - 0023

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