



**Tudor Lodge Guest House Drummond Road, Skegness PE25  
3EQ**



welcome to

## Tudor Lodge Guest House Drummond Road, Skegness

\*\*\*NO CHAIN\*\*\*

Ideally located close to Beach, Seafront and Town Centre! 8 Bedroom Guest house with 2x 1 Bedroom flats and 1x2 Bedroom flat accessed at the rear. The property is well presented throughout with all guest bedrooms having en-suites. The property also offers parking to the front.



## **Entrance**

Entrance door leads into the hallway which has a radiator, fire control panel, radiator, stairs leading to the first floor and doors into the following rooms:

## **Guest Lounge/ Bar**

18' 7" x 11' 7" ( 5.66m x 3.53m )

Has a bay window to the side elevation, feature brick fireplace with electric fire, bar area with shelving and beam features to the ceiling.

## **Dining Room**

15' 8" x 10' 10" ( 4.78m x 3.30m )

Has a window, feature brick faced chimney breast

## **Lobby**

Has a hand basin, door to the side elevation, cupboard housing central heating boiler.

## **Kitchen**

8' 7" x 7' 11" ( 2.62m x 2.41m )

Comprising of wall, base and drawer units with worktop space over, tiled splashbacks, sink, space for appliance, window to the rear and CCTV system.

## **Side Store**

7' 6" x 10' 6" max ( 2.29m x 3.20m max )

Doors to the front and rear, window and built in cupboard.

## **Owners Accomodation**

Accessed via a door from the dining room

## **Laundry Room**

10' 11" x 5' 2" ( 3.33m x 1.57m )

Has space for washing machine and dryer and built in cupboards.

## **Lounge**

10' 4" x 9' 4" min ( 3.15m x 2.84m min )

Has French doors to the side elevation.

## **Bedroom**

9' 6" x 9' 8" min ( 2.90m x 2.95m min )

Has a window, built in wardrobes and radiator.

## **Guest Bedrooms**

### **Room 7**

Patio door to the side, radiator:

### **En-Suite**

Shower, hand basin & WC

### **Room 6**

Twin - has a radiator and window

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

### **Bedroom 3**

Double - has a window and radiator.

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

### **Shower Room/ Wc**

Has a shower, hand basin, wc & radiator

### **First Floor Landing**

Has 2 radiators, linen store and window. Doors lead into:

### **Room 1**

Double - has a window and radiator.

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

### **Room 5**

Double - has a window and radiator.

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

### **Room 2**

Double - has a window and radiator.

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

### **Room 4**

Double & Single - window & radiator. Cupboard housing the hot water cylinder.

En-Suite Shower Room Re-fitted 2021 with shower enclosure with screen door and mains shower, hand basin in a vanity unit, W.C & extractor

## **Cleaning Cupboard**

### **External**

The front offers off street parking for 6/7 cars, the side has a cold water tap. The rear is a raised decked patio, outside tap and gate with access to the service road.

## **Flats**

Accessed via the rear

### **Flat 3**

Rent £100 per week - own electric heating

## **Lounge**

14' 6" x 9' 4" ( 4.42m x 2.84m )

Has two windows, two radiators and a built in cupboard.

## **Kitchenette**

9' 2" x 6' ( 2.79m x 1.83m )

Has wall and base units with worktop space over, sink & space for appliances.

## **Bedroom**

11' 2" x 9' 8" ( 3.40m x 2.95m )

Has two windows and a radiator

## **Shower Room**

Has a shower, WC, sink with vanity storage, ladder style radiator and extractor.

## **Owners Bedsit**



***view this property online*** [williamhbrown.co.uk/Property/SKG108768](http://williamhbrown.co.uk/Property/SKG108768)

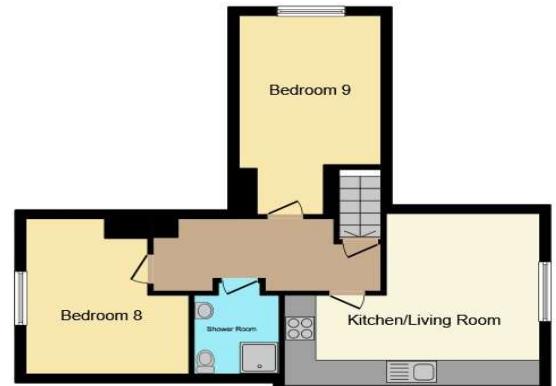




**Ground Floor**



**First Floor**



**Second Floor**

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.focalagent.com](http://www.focalagent.com)

welcome to

## Tudor Lodge Guest House Drummond Road, Skegness

- GUEST HOUSE IDEALLY LOCATED CLOSE TO TOWN CENTRE, BEACH & SEAFRONT ATTRACTIONS.
- 8 BEDROOMS TO THE GUEST HOUSE WITH FLATS ACCESSED AT THE REAR
- OFF STREET PARKING
- WELL PRESENTED THROUGHOUT
- GUEST LOUNGE/ BAR

Tenure: Freehold EPC Rating: C

Council Tax Band: A



view this property online [williamhbrown.co.uk/Property/SKG108768](http://williamhbrown.co.uk/Property/SKG108768)

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.

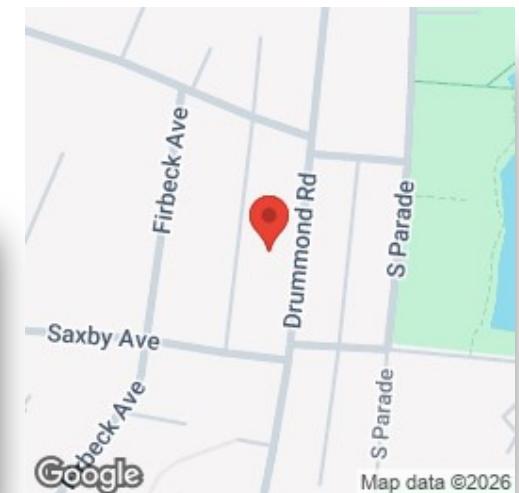


Property Ref:  
SKG108768 - 0010

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.

### directions to this property:

See Multi-map illustration



Please note the marker reflects the postcode not the actual property



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



[williamhbrown.co.uk](http://williamhbrown.co.uk)