



**Algitha Road, Skegness PE25 2AG**

welcome to

## Algitha Road, Skegness

### 8 BED GUEST HOUSE WITH OWNERS AREA

Ground floor offers a lounge, bar area, dining room & kitchen. Owners accomodation offers two bedrooms, lounge, conservatory & bathroom.

Externally there a number of parking spaces to the front of the property.

~~Ideally located close to Bus & Train Station~~

#### Entrance

Entrance porch has front door leading into:

#### Hallway

Has stairs leading to the first floor and doors into the following rooms:

#### Lounge

13' 11" min x 12' 2" ( 4.24m min x 3.71m )

Has a window to the front elevation and access into:

#### Dining/ Bar Area

12' 2" x 14' ( 3.71m x 4.27m )

Has a bar area, ample dining table space for guests and door into:

#### Kitchen

22' 7" x 9' 11" ( 6.88m x 3.02m )

Comprising of a range of wall, base and drawer units with worktop space over, sink, ample space for appliances, window to the rear and a door leading externally.

#### Owners Accommodation

##### Lounge

11' 2" x 12' 5" ( 3.40m x 3.78m )

Has door leading into:

##### Sun Room

Has windows to 3 elevations and a door leading to the rear patio area.

##### External

Externally the vendors have a patio area.

##### Bedroom 1

21' 2" x 9' 1" ( 6.45m x 2.77m )

Has a window and door into:

#### En-Suite

Has a shower, WC and hand wash basin

#### Bedroom 2

10' 5" x 9' 8" ( 3.17m x 2.95m )

Has an opaque window and built in wardrobes and radiator.

#### Guest Rooms

##### Sitting Area

12' 1" x 12' 11" ( 3.68m x 3.94m )

Has a window, base and wall units.

#### Room 1

10' 5" x 9' 3" ( 3.17m x 2.82m )

Has a window, electric radiator and door into:

#### En-Suite

Has a shower, hand wash basin and WC.

#### Landing

There is a door leading out to the balcony area which is for the guests to use. There are also doors leading into the following rooms:

#### Room 2

12' 7" x 11' 2" ( 3.84m x 3.40m )

Has a window, radiator and door into:

#### En-Suite

Has a shower, sink, hand wash basin

#### Room 3

12' 1" x 8' 5" ( 3.68m x 2.57m )

Has a window, radiator and door into:

#### En-Suite

Has a shower, Sink and hand wash basin



**Room 4**

11' 3" x 12' 2" ( 3.43m x 3.71m )  
Has a window, radiator and door into:

**En-Suite**

Has a shower, Hand wash basin and WC.

**Room 5**

10' 8" x 12' 2" ( 3.25m x 3.71m )  
Has a window, radiator and door into:

**En-Suite**

Has a shower, WC and hand wash basin

**Room 6**

12' 3" x 12' 9" ( 3.73m x 3.89m )  
Has a window and radiator. Door into



Has a shower, hand wash basin and WC

**External**

Externally the property offers parking to the front of the property.

**En-Suite**

Has a shower, WC and hand wash basin.

**Landing**

Doors into:

**Sitting Room**

10' 4" x 12' 11" ( 3.15m x 3.94m )  
Has a window and radiator

**Room 7**

10' 7" x 13' 11" ( 3.23m x 4.24m )  
Has a window and radiator and door into:

**En-Suite**

Has a shower, WC and hand wash basin.

**Room 8**

10' 3" x 9' 4" ( 3.12m x 2.84m )  
Has a window, radiator and door into:

**En-Suite**

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welcome to

## Algitha Road, Skegness

- 8 BEDROOMS ALL WITH EN-SUITES
- 2 BED OWNERS ACCOMODATION WITH LOUNGE, CONSERVATORY & BATHROOM
- GUEST LOUNGE, BAR AREA & DINING ROOM
- PARKING SPACES TO THE FRONT
- WALKING DISTANCE TO TOWN, BEACH AND BUS & TRAIN STATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£300,000**

**directions to this property:**

See Multi-map illustration



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)

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Property Ref:  
SKG109670 - 0007

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**01754 768311**



[Skegness@williamhbrown.co.uk](mailto:Skegness@williamhbrown.co.uk)



20 Roman Bank, SKEGNESS, Lincolnshire, PE25 2RU



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