



**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

#### 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

Has a shower, hand wash basin and WC

#### External

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



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welcome to

## Alghitha 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:

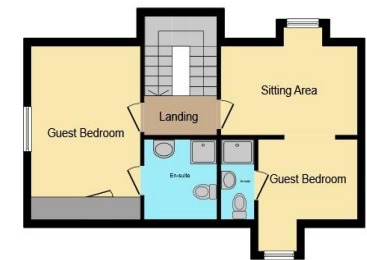
See Multi-map illustration



**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)

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Property Ref:  
SKG109670 - 0007

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