Buy. Sell. Rent. Let.



Flat 5, 38 Seacroft Esplanade, Skegness, PE25 3BE

2 1 1

£135,000

When it comes to property it must be lovelle







£135,000

2 1 1

Key Features

- Ground Floor Apartment for Over 55's with SEA VIEWS!
- Two Double Bedrooms
- Immaculate Throughout
- Modern Kitchen with Integrated Appliances
- Modern Shower Room
- Lounge-Diner with French Doors
- EPC rating C
- Tenure: Leasehold









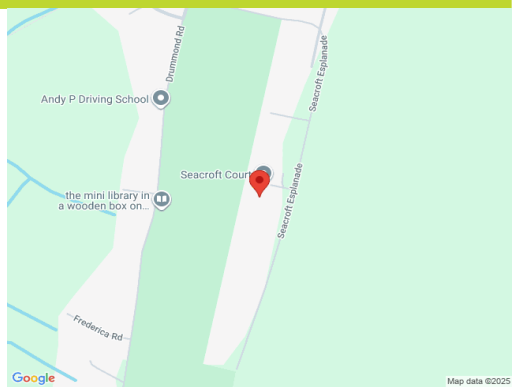












Immaculate, ground floor apartment with FANTASTIC SEA VIEWS for sale with NO ONWARD CHAIN! This lovely home is located on Seacroft Esplanade a prestigious location, that is on a no through road so offers a peaceful position to enjoy the wonderful views over the dunes and beach (Site of Special Scientific Interest) and beyond to the sea and across The Wash to Hunstanton and the Norfolk coast. Within a few hundred metres of Seacroft Golf Club and a town bus service bus stop and less than a mile to Seacroft village shops including Spar convenience store, take-aways, boutiques, hairdressers/beauty salon, pubs/restaurants. The town centre, train station and supermarkets are less than 1.5 miles away. The apartment has a private entrance into a hallway, lounge-diner with French doors opening to patio area and overlooking the beach and sea, modern kitchen with integrated appliances, modern shower room, large storage cupboard and two double bedrooms. The property is immaculate throughout with UPVC double glazing and fitted with modern electric radiators. There is an owners car park in front of the apartments with steps up to the block.

Entrance
Front UPVC entrance door opens to a hallway with UPVC window and door to;

Lounge-Diner
4.48m x 3.97m (14'8" x 13'0")
With French doors to the front aspect overlooking the beach and sea, laminate flooring, two Rointe thermostatically controllable radiators, spotlights, door to inner hallway and open doorway to;

Kitchen
2.89m x 1.76m (9'6" x 5'10")
Fitted with base and wall cupboards, work surfaces, inset single drainer sink, integrated induction hob with extractor over, integrated Bosch electric oven, integrated Hisense combi microwave/oven/grill, integrated washing machine, integrated fridge-freezer, spotlights, laminate flooring.

Inner Hall
Rointe thermostatically controllable radiator, laminate flooring, large storage cupboard with light, doors to;

Bedroom One
4.06m x 2.91m (13'4" x 9'6")
With Rointe thermostatically controllable radiator, UPVC window to the rear aspect, laminate flooring.

Bedroom Two
2.67m x 2.64m (8'10" x 8'8")
With Rointe thermostatically controllable radiator, UPVC window to the rear aspect, laminate flooring, consumer unit (re-fitted 2022).

Shower Room
2.15m x 1.66m (7'1" x 5'5")
With UPVC window to the side aspect, back to wall wc, wash hand basin inset to vanity unit, walk-in shower cubicle, heated towel rail, tiled walls, laminate flooring, spotlights, extractor fan.

Outside
There is a car park in front of the apartments with steps that lead to the property. There is a small patio area in front of the apartment by your French doors to sit and enjoys the views. There are communal gardens mainly laid to lawn all around the apartments plus a bin store area and drying area.

Services
The property has electric radiators, mains sewerage, mains water and electric. 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
This lovely home is located on Seacroft Esplanade a prestigious location, that is on a no through road so offers a peaceful position to enjoy the wonderful views over the dunes and beach (Site of Special Scientific Interest) and beyond to the sea and across The Wash to Hunstanton and the Norfolk coast. Within a few hundred metres of Seacroft Golf Club and a town bus service bus stop and less than a mile to Seacroft village shops including Spar convenience store, take-aways, boutiques, hairdressers/beauty salon, pubs/restaurants. The town centre, train station and supermarkets are less than 1.5 miles away.

Directions
From our office on Roman Bank proceed onto the one-way system and take the second exit onto Lumley Road (town centre). At the end, just before the Clock Tower turn right onto Drummond Road. Continue along for approximately 1 mile and turn left at the Golf Club onto Drake Road. At the end of the road bear right into Seacroft Esplanade and Alderney Court Mews can be found off on the right hand side.

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/3EUHVZXm6uJepUmrYPLnKj/view

Material Information Data
Council tax band: A
Tenure: Leasehold
Lease length: 125 years from 1989 (89 years remaining)
Ground rent: £85 pa
Service charge: £600 pa
Lease restrictions: Over 55 years of age for ownership
Property type: Flat
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - OK, Vodafone - OK, Three - Good, EE - Good
Parking: Communal
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
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

Energy Performance rating: C

Local Authority
This property falls within the geographical area of East Lindsey District Council - 01507 601111. https//www.e-lindsey.gov.uk/

Viewings
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.

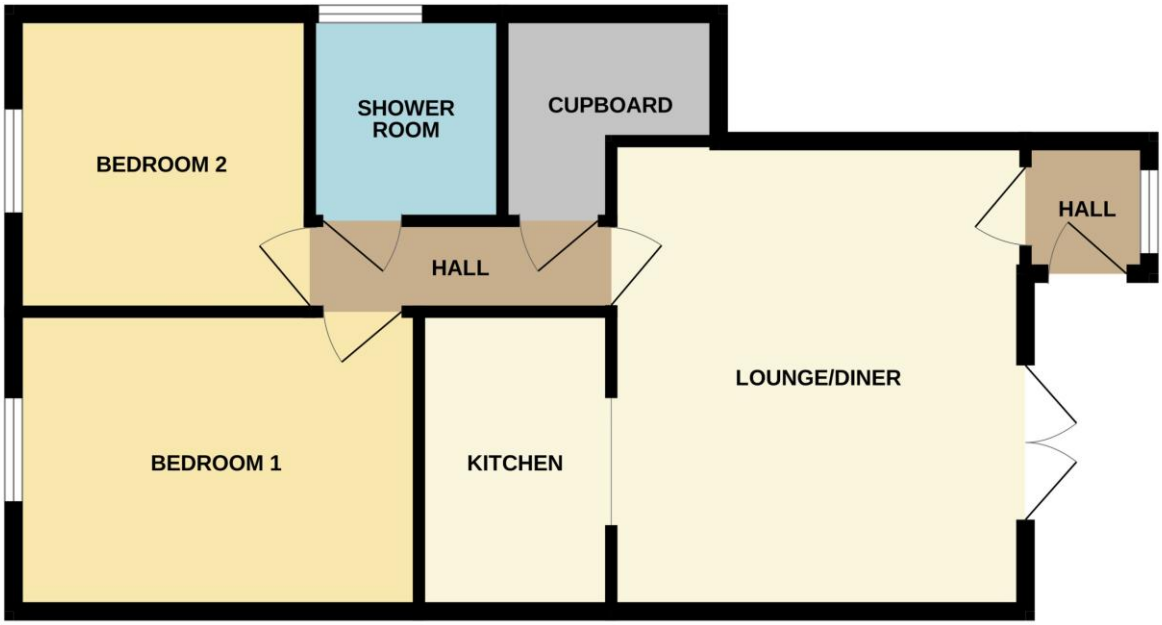
Mortgage Advice
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. 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 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.

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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The Property Ombudsman

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