

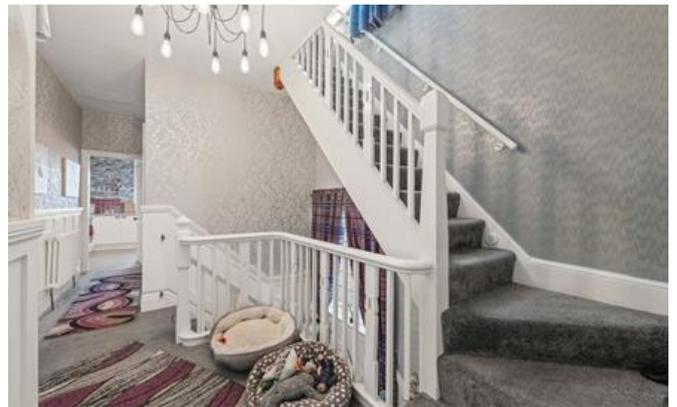


14 Alghita Road, Skegness,  
Lincs, PE25 2AG



**£156,000**

- LARGE TOWN CENTRE APARTMENT
- OVER 2 FLOORS
- 4 BEDROOMS, 2 BATHROOMS
- LOUNGE & FITTED KITCHEN
- REAR GARDEN
- PARKING
- LEASEHOLD
- EPC RATING E
- COUNCIL TAX BAND B



An opportunity to purchase a large 4 Bedroom town centre Apartment over two floors with garden and parking. The beautifully presented accommodation comprises Open Porch, Entrance Hall with stairs to the first floor, Lounge. Kitchen, 2 Bedrooms and Bathroom. To the second floor are 2 further Bedrooms and additional Bathroom. Viewing is highly recommended to appreciate the size and presentation. EPC Rating E

### ACCOMMODATION

Entrance is on the front elevation via an OPEN PORCH and door with pretty coloured leaded glazed side screens opening to the:-

### ENTRANCE HALL

With tiled floor, radiator, stairs to:-

### 1ST FLOOR LANDING

With radiator, window to the side elevation, staircase to the 2nd floor.

### LOUNGE

5.84m x 4.02m (19'2" x 13'2")

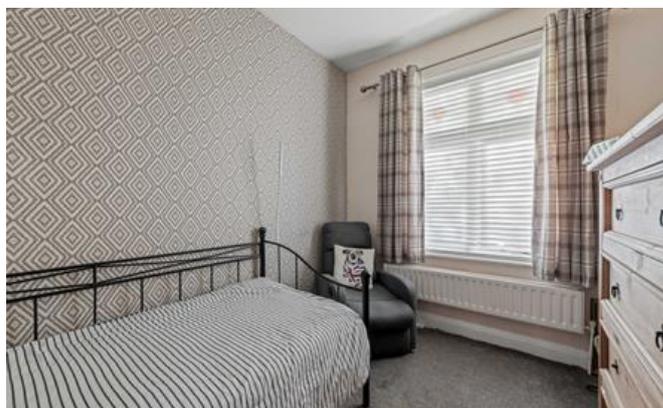
With sash bay window to the front elevation, radiator, feature cast iron fireplace with decorative surround.

### BEDROOM 4

3.25m x 2.42m (10'8" x 7'11")

With secondary glazed window to the front elevation, radiator.





### BEDROOM 1

4.4m x 3.44m (14'5" x 11'4")

With sash window to the rear elevation, radiator, decorative cast iron fireplace.

### BATHROOM

2.86m x 1.95m (9'5" x 6'5")

Fitted with a panelled bath with shower and screen over, hand basin in a vanity unit with cupboards below, W.C, heated towel radiator, tiled walls and floor, 2 sash windows to the side elevation.

### KITCHEN

3.81m x 2.78m (12'6" x 9'1")

Fitted with base units to worksurfaces over and tiled splashbacks, inset stainless steel sink unit with mixer tap over, built under oven with 4 ring gas hob and cooker hood above, space and plumbing for washing machine, wall mounted concealed gas central heating boiler, pvc window to the rear elevation.

### 2ND FLOOR LANDING

With pvc window to the side elevation, access to roof space, radiator.

### BEDROOM 2

3.48m x 3.25m (11'5" x 10'8")

With pvc skylight window, radiator.

### BEDROOM 3

4.09m x 2.55m (13'5" x 8'5")

With pvc window to the rear elevation, radiator.

### BATHROOM

2.83m x 2.25m (9'4" x 7'5")

With freestanding bathtub with mixer tap and hand shower attachment, a range of built in cupboards with worksurfaces over, inset hand basin and W.C with concealed cistern, part tiled walls, heated towel radiator, pvc window to the front elevation.

## OUTSIDE

A handgate with path leads to the front door.

A path to the side leads to a BRICK STORE and a gate opens onto an enclosed gravelled rear garden with raised shrub beds, covered gazebo seating area and timber garden shed. Beyond the rear garden is a parking space which is accessed via the rear service road.

## TENURE

Leasehold for a term of 125 years from 1982 with an annual ground rent of £10.00. The current owners pay a service charge of £19.56 per calendar month.

## SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

## COUNCIL TAX

Charging Authority – East Lindsey District Council

Band B- 2025/26 - £1,743.37





## MONEY LAUNDERING REGULATIONS

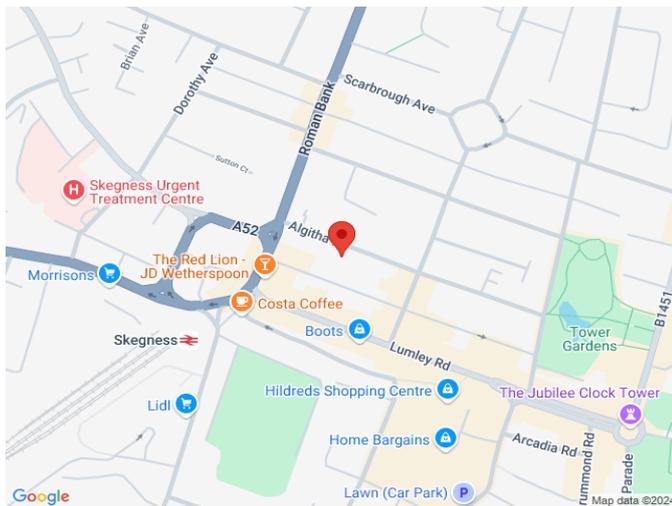
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

# Floorplan



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 50 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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