



Flat 9, 42 South Parade,
Skegness, PE25 3HW



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£89,950

- SPACIOUS & WELL PRESENTED
- 19' LOUNGE DINER
- FITTED KITCHEN
- 2 BEDROOMS
- RE-FITTED SHOWER ROOM
- ALLOCATED PARKING
- CLOSE TO BEACH & TOWN
- LEASEHOLD
- EPC RATING D
- COUNCIL TAX BAND A



A deceptively sized and well presented 2 Bedroom Maisonette in a great location within easy walking distance of the town centre and beach. The accommodation comprises Kitchen, 19' Lounge Diner, 2 bedrooms and a re-fitted Shower Room. The property benefits from an allocated car parking space and gas fired central heating. Viewing recommended. EPC Rating D

ACCOMMODATION

Entrance is at the rear of the property via Drummond Road (between No's 35 & 37).

LOWER HALL

With a pvc entrance door and providing access to No. 9 and No 6. Stairs to First Floor.

KITCHEN

3.4m x 3.28m (11'2" x 10'10")

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, built under oven with 4 ring gas hob and extractor hood above, plumbing for washing machine, space for fridge freezer, wall mounted gas central heating boiler, pvc window.

LOUNGE DINER

5.82m x 3.38m (19'1" x 11'1")

With pvc windows to the front and side elevations, 2 radiators, stairs to 2nd floor with cupboard under.





SECOND FLOOR LANDING

With access to roof space.

BEDROOM 1

3.18m x 2.9m (10'5" x 9'6")

With pvc window, radiator.

BEDROOM 2

3.4m x 2.54m (11'2" x 8'4")

With pvc window, radiator.

SHOWER ROOM

3.15m x 1.45m (10'4" x 4'10")

Re-fitted with a walk in shower enclosure with glass screen and mains fed shower, built in furniture with inset hand basin and W.C with concealed cistern, part tiled walls, opaque pvc window, radiator.

OUTSIDE

The property benefits from an allocated parking space which is accessed from Drummond Road.



TENURE

Leasehold for a term of 125 years from 2004. The annual ground rent and service charge for 2026 is £930.00 (to include buildings insurance).

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2025/26 - £1494.00

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

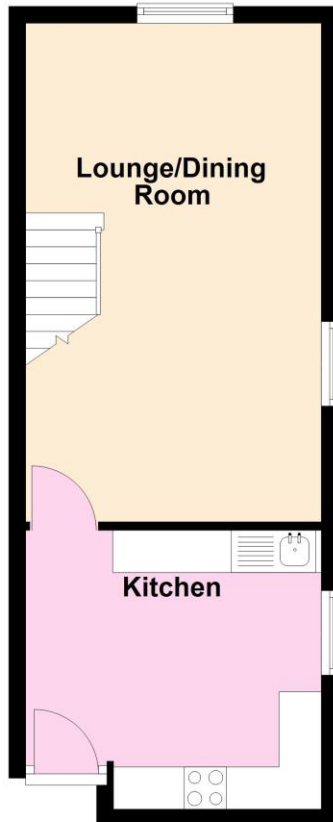
Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot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

Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)

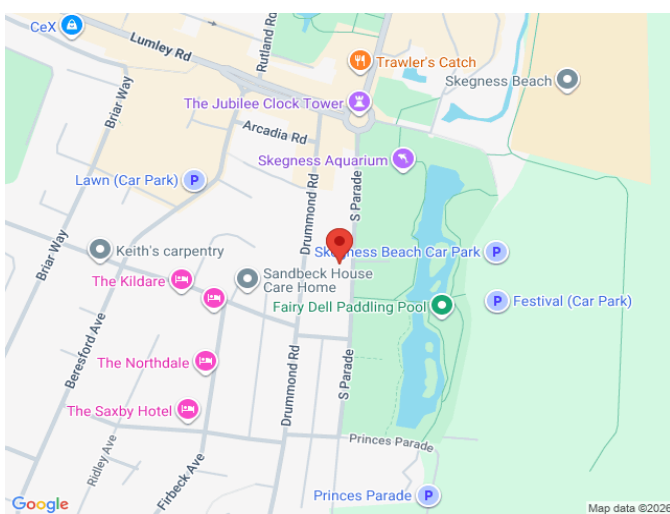


First Floor

Approx. 31.5 sq. metres (339.3 sq. feet)



Total area: approx. 63.5 sq. metres (683.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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