



Algitha Road, Skegness PE25 2AG


**william
h brown**

welcome to

Alitha 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.



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:



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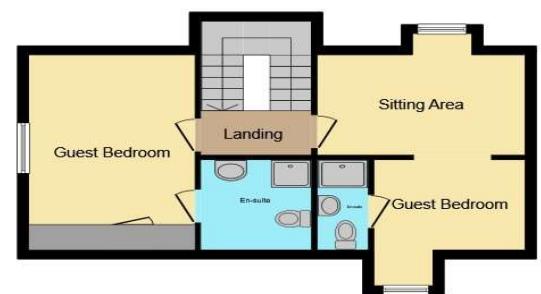




Ground Floor



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

welcome to

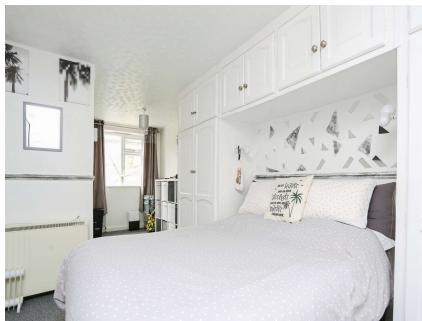
Algitha Road, Skegness

- 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



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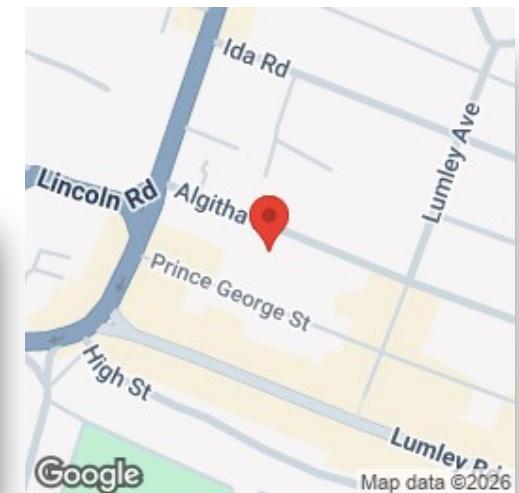
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Property Ref:
SKG109670 - 0008

directions to this property:

See Multi-map illustration



Please note the marker reflects the postcode not the actual property



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