





46 Seacroft Esplanade

Skegness

This exceptional four bedroom detached house presents a rare opportunity to acquire a substantial family home on a superb elevated plot with panoramic sea views over a tidal lagoon and out towards the north Norfolk Coast. The property is thoughtfully arranged to maximise its stunning outlook, with generously proportioned accommodation that seamlessly blends period features with contemporary comfort. The welcoming entrance hall leads to four spacious reception rooms, each with its own character and charm, ideal for both formal entertaining and relaxed family living and a well-appointed kitchen with Aga. Upstairs there are three/four bedrooms providing flexible accommodation, including a master bedroom with an en-suite bathroom, and a family bathroom. Many original period details have been retained throughout, adding warmth and character to the home. Residents will enjoy exclusive access to a private swimming pool and a summer house (perfect for leisure or as a home office), as well as a tennis court and putting green. The property benefits from a utility and 2 stores to the lower ground floor, two garages, a workshop and ample parking. With a highly desirable position backing onto Seacroft Golf Course, the house offers a tranquil setting and a sense of privacy. This is a unique opportunity to secure a prestigious home in a sought-after location.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

LOCATION

The property enjoys a peaceful location on a most sought after residential street, with stunning views over a tidal lagoon to the sea and North Norfolk Coast. Behind lies the Championship Seacroft Golf Links and the Gibraltar Point Nature Reserve can be accessed from the end of The Esplanade which now incorporates the King Charles III coastal path which opened in March 2026. From Newton Fallowell's office in Skegness follow Roman Bank southwards and turn left into Lumley Road, the main shopping street, then approximately 50 yards before the Clock Tower turn right into Drummond Road and continue on, past the shops in Seacroft Village, then turn left into Drake Road, alongside the Golf course and follow the road round to the right into Seacroft Esplanade.

ACCOMMODATION

Entrance is on the front elevation via a flight of steps leading to the:-

OPEN PORCH

With feature beams and a tiled floor, an oak door leading to the:-

INNER PORCH

With glazed panel, tiled floor and a further glazed oak door leading to the:-

RECEPTION HALL & SNUG

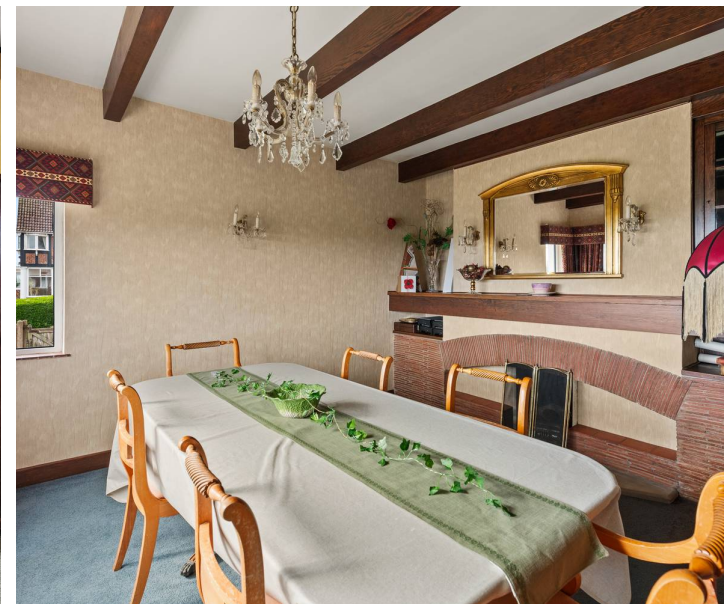
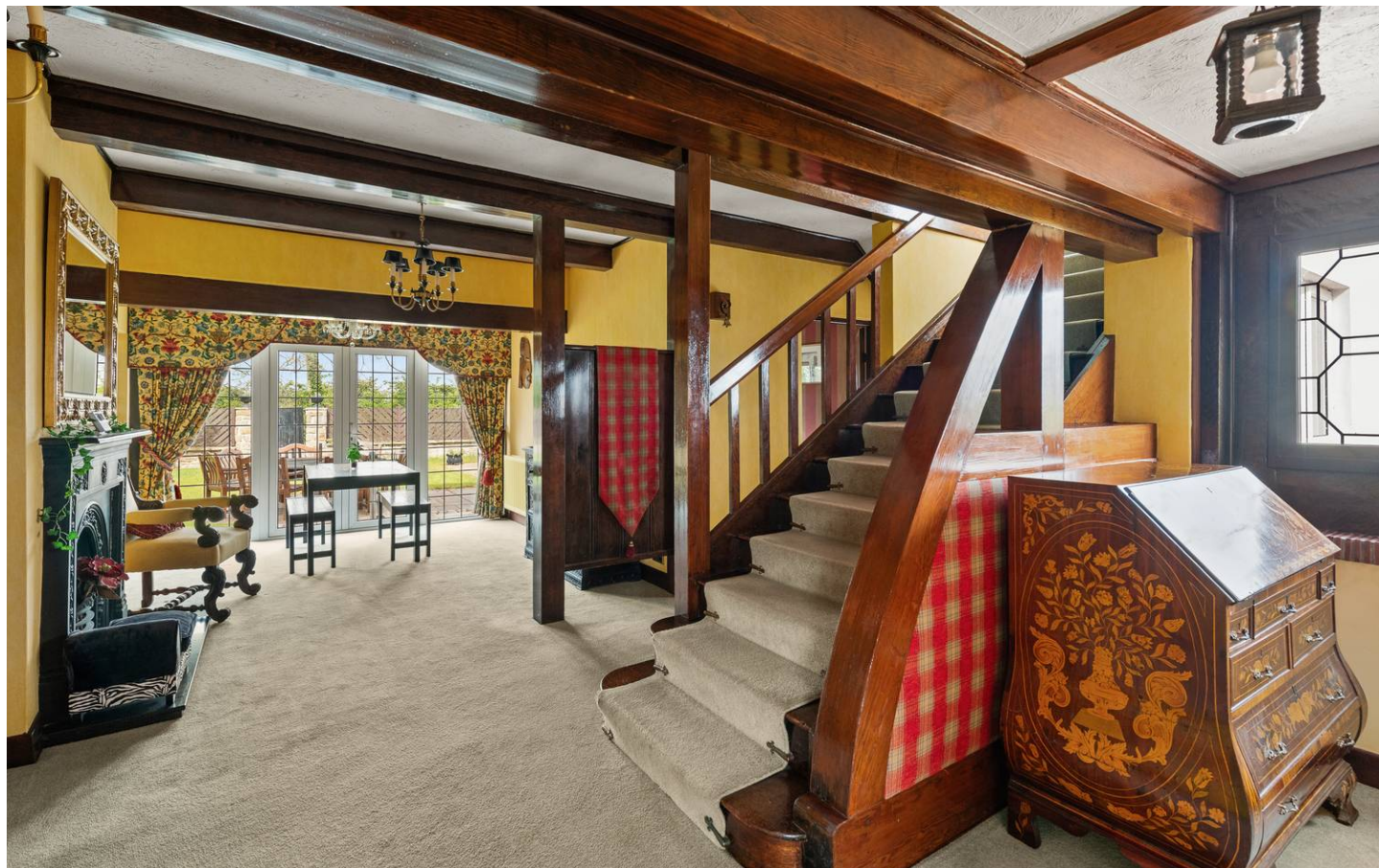
24' 3" x 11' 1" (7.39m x 3.38m)

inside the front door is an intercom and a study area with two leaded glazed screens facing north with sea view, radiator and stunning oak staircase leading off to the Galleried Landing. Stairs down to the Garage and lower ground floor with a range of built in cupboards. The sitting area includes a cast iron grate with marble hearth, 2 light fittings and chandelier, radiator and pvc double doors and full height side windows leading to the west facing sun terrace. The beam features are repeated throughout the ground floor.

W.C

7' 3" x 4' 1" (2.21m x 1.24m)

With pvc window with sea view, wall hung hand basin, W.C, Amtico flooring





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DINING ROOM

15' 5" x 13' 5" (4.70m x 4.09m)

With pvc windows facing east with stunning sea views beyond the tidal lagoon. The feature fireplace has the original tiled hearth and a beamed mantle and side display cabinets, wall and pendant chandeliers.

LOUNGE

19' 9" x 13' 6" (6.02m x 4.11m)

With dual aspect pvc windows offer glimpses of the sea, lagoon and a bay window and side window overlooking the rear garden. The feature beamed inglenook fireplace has a copper cowl and leaded glazed niche above the tiled hearth. Polished oak floor and beamed ceiling, 2 chandeliers, leaded glazed latch doors.

STUDY

12' 0" x 10' 0" (3.66m x 3.05m)

With pvc window overlooking the garden and pool, radiator, corner cupboard.

DINING KITCHEN

19' 10" x 13' 3" (6.05m x 4.04m)

With a painted pine kitchen with granite worksurfaces and upstands, deep white sink unit, integrated Miele dishwasher, housing for an american style refrigerator, plate racks, matching dresser and built in broom cupboard, slate floor and a brick and tiled recess housing a gas Aga with 2 ovens, beamed mantle and extractor above. Windows face north and east with fabulous sea views, the window to the rear overlooks the garden, all have pelmets and roman blinds. A stable style door with glazed panel leads to the rear garden.

GALLERIED LANDING

With beamed vaulted ceiling, radiator, 2 pendant chandeliers, oak bannister, tall window at the half landing with roman blind and extensive sea view, storage cupboard.





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BEDROOM 1

14' 7" x 13' 4" (4.44m x 4.06m)

With pvc window with sea view, traditional style radiator, chandelier, range of mirror fronted wardrobes, sockets for wall T.V.

EN-SUITE SHOWER ROOM

12' 2" x 6' 1" (3.71m x 1.85m)

With a clear pvc window to enjoy the extensive view to the west beyond the golf course and over farmland beyond.

With a large tiled corner shower enclosure with 2 shower heads, hand basin, W.C with concealed cistern, traditional style towel radiator, downlights, shaver point, tiled walls, built in airing cupboard housing the insulated hot water cylinder fitted with immersion heater.

LAUNDRY / STORE

9' 4" x 4' 0" (2.84m x 1.22m)

With double doors, hanging rails, space for washing machine and dryer, access to roof space.

BEDROOM 2

19' 8" x 14' 10" (5.99m x 4.52m)

With dual aspect windows with sea and garden views, radiator, chandelier, a range of built in wardrobes to one wall, T.V point.

W.C

With toilet with concealed cistern, Amtico flooring, east facing window.





BATHROOM

10' 3" x 8' 1" (3.12m x 2.46m)

With bath with shower and screen over, downlights and extractor, hand basin set into a suite of furniture with shaver point, mirror, tiled walls, traditional style heated towel radiator plus a further chrome heated towel radiator by the bath, Amtico flooring, 2 pvc windows with sea view to the Norfolk coast.

BEDROOM 3

12' 0" x 11' 0" (3.66m x 3.35m)

With window to the rear elevation with extensive view, radiator, bedside cabinets and headboard with lights, matching dressing table, mirror and top cupboards, access to roof space. This has now been opened up to make it an open plan suite with:-

BEDROOM 4

12' 0" x 11' 10" (3.66m x 3.61m)

With space for a double bed and a full suite of wardrobes to match Bedroom 3, radiator, corner set hand basin, wall T.V points, window facing west and retaining its own door to the Landing.

OUTSIDE

The property stands proudly on an elevated plot with a york stone wall with wide remote controlled vehicle gates and intercom entry phone. A red tarmac drive leads to the property and around to the Garages with several sensor lamp posts and flood lighting.

GARAGE

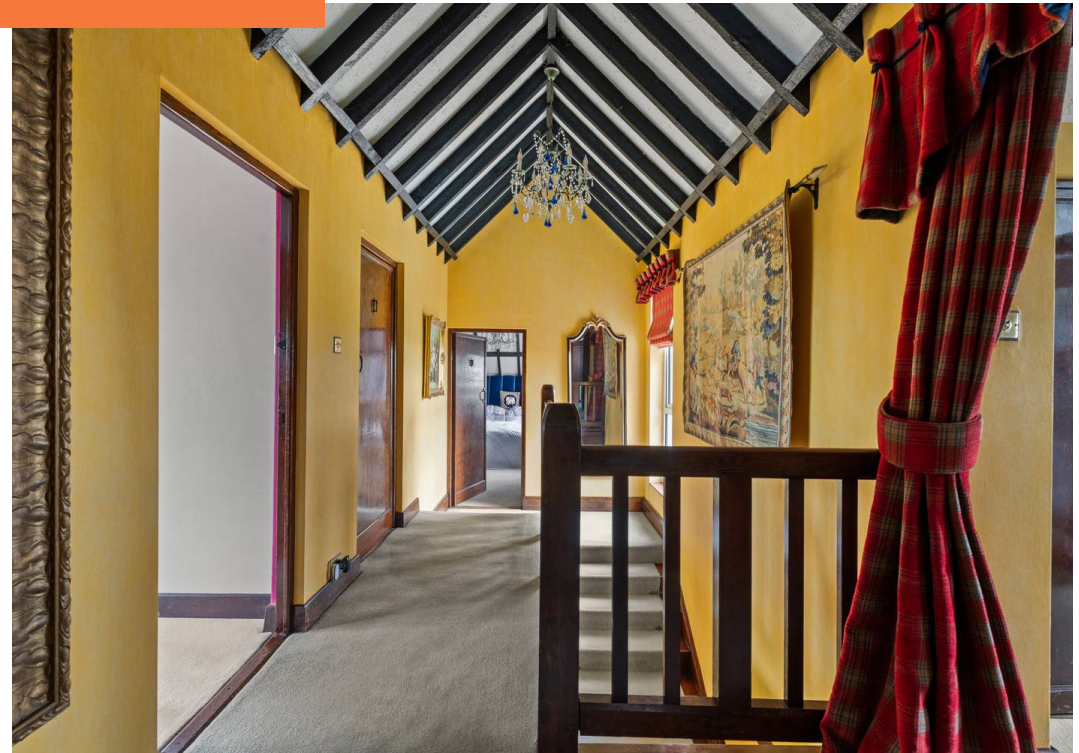
19' 6" x 12' 0" (5.94m x 3.66m)

With motorised Hormann remote controlled electric door, 3 pvc windows, cold water tap, light and power, water softener, water filter, storage space, gas meter, internal door and stairs to the house.





 **NEWTON FALLOWELL**



UTILITY

12' 4" x 6' 3" (3.76m x 1.90m)

With deep white sink with hot and cold water, electric fuses, electric meter.

STORE

With tall pvc window, timber door to a path to the front drive, gas central heating boiler, coal bunker, door to a further large STORAGE AREA with reduced headroom (located under the Dining Room).

GARAGE 2

20' 5" x 13' 0" (6.22m x 3.96m)

With a pitched pantile roof, motorised Hormann remote controlled electric door, single glazed window, light and power. Attached to the rear is a:-

WORKSHOP

13' 0" x 8' 0" (3.96m x 2.44m)

With single glazed windows, light and power, bench and shelving.

TENNIS COURT

A lawned tennis court with perimeter fencing and net, electric points for ball server which is included.

GARDENS

The front garden also includes a **PUTTING GREEN** and gently sloping lawns and an impressive slight of steps lead up to the house and there is a sea facing terrace by the front door. The delightful west facing garden includes extensive paved sitting areas and a york stone terrace, cold water tap, corner gazebo, lawned areas, shrub and gravelled borders.



HEATED SWIMMING POOL

40' 0" x 16' 0" (12.19m x 4.88m)

With pool cover, walk in steps with hand rail, underwater light.

SUMMER HOUSE

19' 6" x 8' 7" (5.94m x 2.62m)

Incorporating the pool pump room. Facing south with a sun deck, lighting and double doors leading out to the sitting area with light and power, tiled SHOWER ENCLOSURE with drying area and electric shower, SEPARATE W.C. with toilet, hand basin and double glazed window. PUMP ROOM with 64000BTU gas pool heater, pool filter, electric fuses, double glazed window, light. Behind the rear stone wall lies the Golf Course. Foul drainage and the electric supply comes across the golf course.

TENURE

Freehold.

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 G – 2026/27 – £3866.12

ANTI MONEY LAUNDERING REGULATIONS

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AGENTS NOTES

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 **NEWTON FALLOWELL**





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Basement
Approx. 106.4 sq. metres (1143.2 sq. feet)



Ground Floor
Approx. 124.8 sq. metres (1343.8 sq. feet)



First Floor
Approx. 122.8 sq. metres (1321.6 sq. feet)





Newton Fallowell Estate Agents

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

