



Alghita Road, Skegness PE25 2AG

welcome to

Alghitha Road, Skegness

8 BED GUEST HOUSE WITH OWNERS AREA

Ground floor offers a lounge, bar area, dining room & kitchen. Owners accommodation offers two bedrooms, lounge, conservatory & bathroom. Externally there a number of parking spaces to the front of the property.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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)



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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

Alghitha Road, Skegness

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 8 BEDROOMS ALL WITH EN-SUITES
- 2 BED OWNERS ACCOMODATION WITH LOUNGE, CONSERVATORY & BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

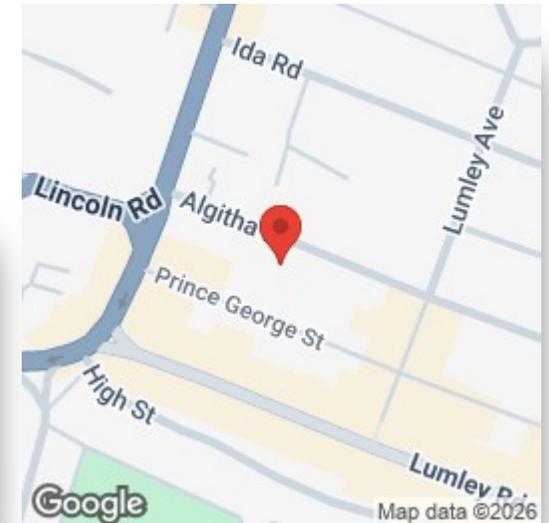
guide price

£225,000



directions to this property:

See Multi-map illustration



Please note the marker reflects the postcode not the actual property

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Property Ref:
SKG109670 - 0009

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