

Buy. Sell. Rent. Let.



2 Digby House, Braceby Road, Skegness, PE25 2BL



1



1



1

Offers in excess of £100,000

When it comes to
property it must be


lovelle

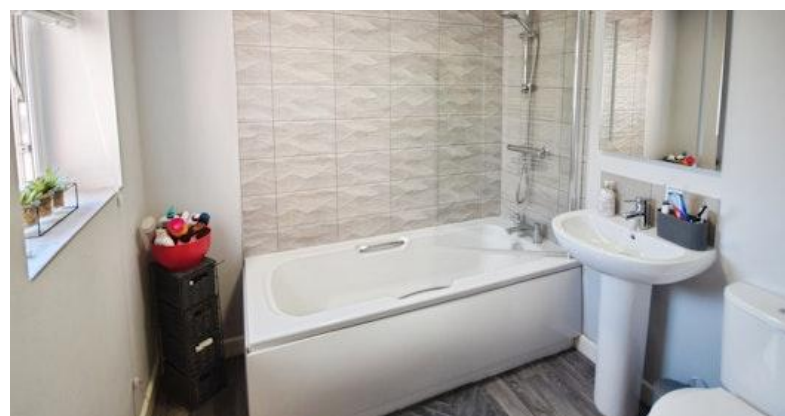
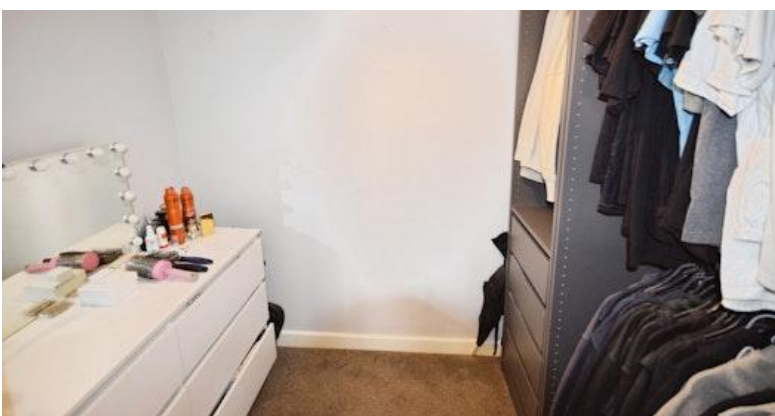


Offers in excess of £100,000

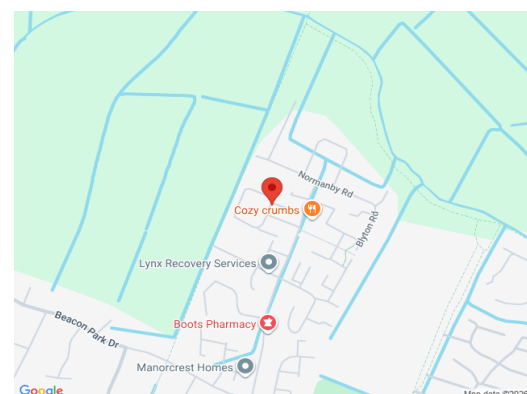


Key Features

- Ground Floor Apartment
- Allocated Car Parking Space
- Spacious Open Plan Kitchen/Diner/Lounge
- Large Double Bedroom with Walk in Wardrobe Off
- Spacious Hallway with Large Store Cupboard Off
- Good Size Bathroom
- EPC rating C
- Tenure: Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Well presented, very spacious and well designed GROUND FLOOR apartment. The property benefits from secure intercom entry system, spacious private hallway with handy walk in storage cupboard, modern bathroom, generous double bedroom with walk in wardrobe off, open plan lounge and kitchen diner with double glazing and electric heating and allocated car parking space. Manorcrest location is a popular position is within 1/2 a mile of local amenities including doctors, pubs, supermarkets, Post Office, bus services, schools and the lovely tree lined King George V walk.

Entrance

Entered via a communal door which opens to a communal hall, door opens to;

Hallway

With power points, intercom handset for secure entry to building, doors to;

Storage Room

2.04m x 1.2m (6'8" x 3'11")

With hot water tank, power and light.

Kitchen/Living Area

6.76m x 3.78m (22'2" x 12'5")

With UPVC bay window to the front aspect, with fitted blinds, two further UPVC windows with fitted blinds, electric heater. Kitchen area comprises of fitted base and wall cupboards with work surfaces, stainless steel sink, integrated electric oven, integrated induction hob with extractor over, space for washing machine, space for fridge freezer, integrated breakfast bar, kickboard heater, plinth lighting.

Bedroom

4.04m x 3.43m (13'4" x 11'4")

With UPVC window and fitted blinds to the front aspect, electric heater, door to;

Walk in Wardrobe

2.2m x 1.39m (7'2" x 4'7")

With light.

Outside

There is a car park adjacent to the building with bin store area, visitor car parking and you have an allocated car parking space.

Bathroom

2.1m x 2.1m (6'11" x 6'11")

With UPVC window to the side aspect, with fitted blinds, low level WC, pedestal wash hand basin, panelled bath with shower over, shower screen, tiling to the walls where applicable, heated towel rail, extractor fan.

Services

The property has electric heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Located on Lumley Fields, this popular position is within 1/2 a mile of local amenities including doctors, pubs, supermarkets, Post Office, bus services, schools and the lovely tree lined King George V walk.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. At the petrol station turn right onto Churchill Avenue. Go straight on at the mini round about and take the next left into Braceby Road and bear right and Digby House is on your right hand side.

Material Information Link

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Tenure: Leasehold
Lease length: 116 years remaining (125 years from 2017)
Service charge: £1191.45 pa
Council tax band: A
EPC rating: C
Detached flat, standard brick and block construction
1 bedroom, 1 bathroom, 1 reception
Loft access: no
Outside areas: Communal garden
No spray foam insulation
Mains electricity
Solar panels: leased
Mains water
Mains foul drainage
Mains surface water drainage
Heating: Room heaters only
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three good, EE good
Parking: Allocated, Off Street, and Private
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

Title Register Restrictions

The owner cannot sell or transfer the property without a certificate from Manor Crest Homes Limited confirming that specific terms in the lease have been followed.

The property cannot be sold or transferred without the written consent of the mortgage lender, Principality Building Society. This is a routine requirement that is handled by solicitors during the sale.

There are restrictive covenants, which are rules that prevent the owner from doing certain things on the land, as detailed in a 2007 Transfer document.

The lease includes restrictions on 'alienation', which means there are rules the owner must follow if they want to sell or sub-let the property to someone else.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Regulations

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

When it comes to **property**
it must be


lovelle

01754 769769

skegness@lovelle.co.uk