



21 Belton Park Road,  
Skegness, PE25 1GS



**Shared ownership £48,750**

- 25% SHARE
- MODERN TOWN HOUSE
- 3 BEDROOMS
- 14ft KITCHEN DINER
- 16ft LOUNGE
- ENCLOSED REAR GARDEN
- FRONTAGE PARKING
- GAS CENTRAL HEATING
- EPC RATING B
- COUNCIL TAX BAND B



25% PART RENT PART BUY. A modern 3 Bedroom Town House in this popular area with a garden and car space. The accommodation comprises Reception Hall, Lounge with open outlook, Dining Kitchen, 2nd W.C, Bathroom with Shower, Study/Bedroom 3, gas central heating and pvc double glazing. EPC Rating B

### ACCOMMODATION

Entrance is on the front elevation via a composite metal door to the:-

### ENTRANCE HALL

With stairs leading off, central heating control panel.

### LOUNGE

16'6" x 11'0" (5m x 3.4m)

With pvc window to the front elevation, radiator.

### KITCHEN DINER

14'8" x 11'3" (4.5m x 3.4m)

With cream coloured base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, 4 ring gas hob with built under oven and pull out cooker hood, breakfast bar, space for fridge freezer, wall mounted gas central heating boiler, space and plumbing for washing machine, radiator, pvc window to the rear elevation and pvc french doors to the garden.



## W.C

With toilet, hand basin, radiator, extractor fan.

## FIRST FLOOR LANDING

With access to roof space, built in cupboard, radiator.

## BEDROOM 1

14'8" x 11'3" (4.5m x 3.4m)

With pvc window to the rear elevation, radiator.

## BEDROOM 2

9'8" x 7'10" (2.9m x 2.4m)

With pvc window to the front elevation, radiator.

## BEDROOM 3

6'6" x 6'5" (2m x 2m)

With pvc window to the front elevation, radiator.

## BATHROOM

7'0" x 6'5" (2.1m x 2m)

With bath with screen and direct shower over, hand basin in a vanity unit, W.C, extractor, chrome vertical towel radiator, tiled surround.

## OUTSIDE

To the front is a block paved path and drive with garden bed, exterior lighting.

To the rear is a pedestrian access leading round to the front for bins. The rear garden has a paved path, lawn, shed and paved sitting areas.



## SHARED OWNERSHIP

We are offering a 25% share of this property. The remaining 75% share is in the ownership of Platform Housing Group and the purchaser shall enter into a tenancy agreement with the above with a rent being paid. The current rent payable for 2025 on a 25% share is £330.82 + £35.65 service charge per calendar month. We understand there is a "local connection criteria" in place, ask for details. Applicants are to email Platform Housing Group.

## 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 B - 2025/26 - £1743.37

## MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## 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.

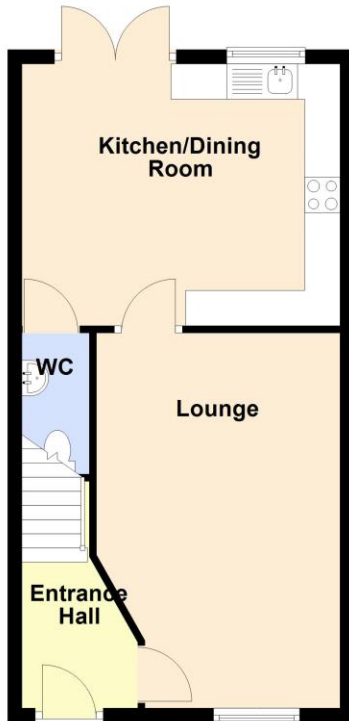
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



# Floorplan

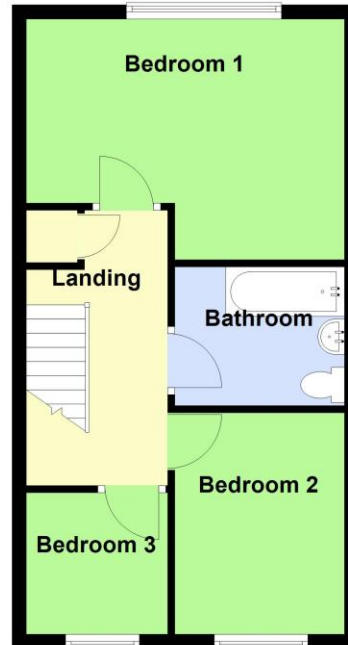
## Ground Floor

Approx. 40.9 sq. metres (440.7 sq. feet)

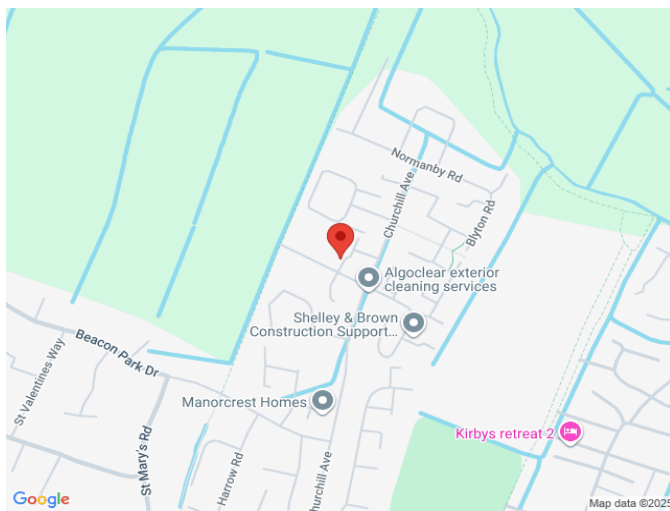


## First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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