



Sea View Road, Skegness PE25 1BW

Accommodation Ground Floor

Entrance to the Guest House is to the front of the property via a Upvc door which leads into a secure porch area.

Porch Entrance

With Upvc door and windows

Reception Area/Lounge

12' 6" x 12' 6" (3.81m x 3.81m)

A welcoming area with seating and reception desk. The seating area has a coal fire with brick surround, hearth and mantle. Faux feature beams to the walls and ceiling. Alarm system control panel and a door leading to:

Guest Lounge

12' x 16' max (3.66m x 4.88m max)

(This is currently used by the Vendors as an ancillary business) With bay window to front elevation, radiator, downlights and faux beams. This room could be used for a variety of purposes such as Guest Lounge, Snug, Storage or separate office space.

Bar Area

14' 6" x 10' 1" approx being shaped and includ (4.42m x 3.07m approx being shaped and includ)

(The bar is still licenced but not currently used) Has radiator and concealed hot water cylinder.

Dining Room

34' 3" x 14' reducing to 10'2 (10.44m x 4.27m reducing to 10'2)

Upvc bay window to front elevation, additional window to side elevation, wood block flooring, 2 x radiators, feature faux beams, down and wall lighting, fire exit door to side (from owners hall) the dining room accommodates approx. 20-24 guests across 10 tables.

(This room is currently used as an additional lounge area but can easily be converted back)

Servery

11' 8" x 6' approx (3.56m x 1.83m approx)

For tea & coffee making facilities, shelving/storage, chest freezer(s) access to rear of Bar & Reception Area

Kitchen

16' 2" x 12' 5" (4.93m x 3.78m)

A range of base, wall & drawer units with worktop space over, tiled splashbacks, dishwasher, stainless steel sink & drainer with mixer tap, hand basin, stainless steel storage cabinet, fridge freezer, five ring gas cooker, griddle, toaster, Eurozap, concealed central heating boiler, 2 Upvc windows and stable style door to side elevation.

Owners Lounge

12' 3" x 9' 7" (3.73m x 2.92m)

Feature fireplace to the corner with surround and hearth, spotlights, Upvc door and side window panel to the side elevation allowing access to the Owners Private Garden space.

Hallway/Office Space

With opaque Upvc door from side access.

Bedroom One (owners)

16' x 8' 5" (4.88m x 2.57m)

Large Double bedroom with dado height paneling, radiator and high level window.

Bedroom Two (owners)

12' 3" x 9' (3.73m x 2.74m)

Double bedroom with high level single glazed window, radiator.

Bedroom Three (owners)

13' x 6' 5" (3.96m x 1.96m)

Bedroom with radiator and single glazed door.

First Floor

All rooms come equipped with colour TV, tea & coffee making facilities and en-suite shower or bathrooms.

First Floor Landing has storage cupboards and fire escape.

Bedroom One

13' 7" x 14' overall (4.14m x 4.27m overall)

Superior Double – upvc window to front elevation & radiator, en-suite shower room with Wc, hand basin, shaver point, electric radiator and opaque window.

Bedroom Two

17' 2" x 10' 1" min (5.23m x 3.07m min)

Deluxe Double Room with window, wardrobe and radiator with en-suite bathroom, with bath with shower over, hand basin, shaver point, Wc, electric radiator and opaque window.

Bedroom Three

13' 2" x 12' 1" max (4.01m x 3.68m max)

Double room with window to front elevation, radiator and en-suite shower room with shower enclosure, Wc, hand basin and extractor.

Bedroom Four

12' 4" x 13' 2" max(irregular shaped) (3.76m x 4.01m max(irregular shaped))

Double bedroom with window to front elevation, sitting area, built in wardrobe, radiator & en-suite shower room with shower, hand basin and shaver point with separate Wc.

Bedroom Five

12' 1" x 10' 5" (3.68m x 3.17m)

Double Bedroom with hand basin and shaver point in room, radiator and window to rear elevation. En-suite with shower, hand basin & extractor with separate Wc.

Bedroom Six

12' 5" x 16' 5" (irregular shaped) (3.78m x 5.00m (irregular shaped))

Double bedroom with hand basin, radiator, window, dressing room, and en-suite shower room with window, radiator, hand basin and Wc.

Wc On Landing – Separate

Toilet, radiator and opaque window.



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