



7 Lifeboat Avenue

Skegness

A spacious and versatile 3 Bedroom detached house with connecting 1 Bedroom Annexe and many original character features. Located just a 'stones throw' from the beach with direct access at the bottom of the road to the sand dunes and close to local shops, the championship Seacroft Golf Course and Gibraltar Point Nature Reserve. The accommodation comprises Entrance Porch, Reception Hall, 17' Lounge, Dining Room with double doors onto a courtyard, Breakfast Kitchen, Utility and W.C. To the first floor are 3 double Bedrooms, one with access onto a south facing Balcony and a good sized Shower Room. A spiral staircase from the landing leads upto a useful Attic Room. The Annexe can be accessed from the main house or privately via the side passage with its own entrance door and comprises a spacious 16' Breakfast Kitchen, Sitting Room, Shower Room and Bedroom. There is a Verandah to the front of the house and a pretty patio garden to the rear with outbuildings and garden shed. Viewing is essential.

Council Tax band: C & A

Tenure: Freehold

EPC Energy Efficiency Rating: (tbc)

EPC Environmental Impact Rating: (tbc)





ACCOMMODATION

Entrance is on the front elevation via:-

ENCLOSED PORCH

9' 8" x 5' 1" (2.95m x 1.55m)

Of pvc construction with double entrance doors, tiled floor and an original arched inner door with coloured leaded glazing and side screens opening to the:-

RECEPTION HALL

11' 10" x 11' 6" (3.61m x 3.51m)

With feature fireplace with bench seating and inset gas fire, mock ceiling beams, stairs to first floor, pvc window to the side elevation.

INNER HALL

With semi circular pvc window to the front elevation, built in understairs storage cupboard.

LOUNGE

17' 8" x 11' 11" (5.38m x 3.63m)

With pvc bay window to the front elevation, further pvc window to the side elevation, tiled open fireplace, stripped wooden flooring, radiator.

DINING ROOM

15' 4" x 7' 5" (4.67m x 2.26m)

With pvc french doors leading out to the garden, radiator, door connecting to the annexe kitchen.

KITCHEN

11' 10" x 9' 8" (3.61m x 2.95m)

Fitted with a range of base and wall units, worksurfaces with tiled splashbacks, composite sink unit with mixer tap over, Inglenook with inset Flavel range cooker and extractor canopy above, built in cupboard housing the Viessmann gas central heating boiler, tiled floor, feature lighting canopy to ceiling, pvc window to the side elevation, opening to the:-



UTILITY ROOM

7' 3" x 6' 7" (2.21m x 2.01m)

With worksurfaces, radiator, spaces for dishwasher, washing machine, dryer and large fridge freezer, pvc window to the rear elevation, tiled floor, arched opening to:-

LOBBY

With pvc door to the side elevation, tiled floor, door to:-

W.C

With toilet, pedestal hand basin, radiator, tiled floor, opaque pvc window to the side elevation.

FIRST FLOOR LANDING

With pvc window to the front elevation overlooking the balcony, opaque pvc window to the rear elevation, spiral staircase leading to the attic.

BEDROOM 1

18' 4" x 11' 9" (5.59m x 3.58m)

With walk in pvc bay window to the front elevation, radiator, cast iron fireplace.

BEDROOM 2

11' 7" x 11' 10" (3.53m x 3.61m)

With pvc window to the side elevation, original door with coloured leaded glazed panels and pvc side screens to the:-

BALCONY

15' 9" x 5' 3" (4.80m x 1.60m)

With glazed screens to the front and side and an partly open to the south providing a lovely sunny seating area.

BEDROOM 3

11' 10" x 11' 4" (3.61m x 3.45m)

With pvc windows to the side and rear elevations, radiator.





SHOWER ROOM

8' 8" x 7' 5" (2.64m x 2.26m)

With large walk in shower enclosure with glass screen and direct shower, W.C, bidet, pedestal hand basin, built in airing cupboard housing the hot water cylinder, ladder towel radiator, tiled walls and floor, opaque pvc window to the rear elevation.

ATTIC ROOM

18' 10" x 10' 3" (5.74m x 3.12m)

With access from a spiral staircase, radiator, double glazed skylight window, access to eaves roof space, pvc window, built in cupboard.

ANNEXE

With door from the dining room or private access from the garden via a pvc door.

Hallway

With pvc door and side screen, built in cupboard housing a Ariston gas combi central heating boiler (New March 2026), tiled floor through to the:-

Kitchen

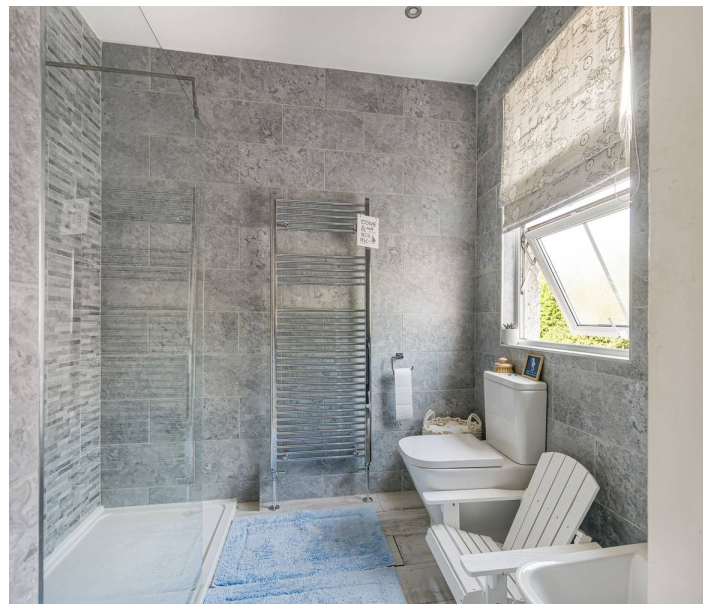
16' 5" x 8' 8" (5.00m x 2.64m)

With base and wall units, worksurfaces with tiled splashbacks, 1 1/4 bowl ceramic sink unit with mixer tap over, breakfast bar with radiator below, tall cupboard, built in oven, 4 ring ceramic hob with extractor hood above, integrated fridge and freezer, pvc windows to the side elevations.

Shower Room

8' 8" x 5' 5" (2.64m x 1.65m)

Fitted with a large shower enclosure with screen door, hand basin, W.C, tiled walls and floor, opaque pvc window to the rear elevation, vertical towel radiator.



Sitting Room

13' 10" x 11' 7" (4.22m x 3.53m)

With pvc window to the side elevation and further high level pvc window, fireplace surround with inset electric fire.

Bedroom

13' 11" x 8' 9" (4.24m x 2.67m)

With 2 pvc windows to the side and rear elevations, radiator.

OUTSIDE

To the front is a small Verandah. A gated path to the side leads to the enclosed rear garden which is paved for lower maintenance with pebbled shrub borders, cold water tap, garden shed and brick STORE. A further courtyard style garden area adjacent to the dining room.

TENURE

Freehold

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via 2 gas central heating boilers served by radiators (for both the main house and annexe) 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

House – Band C – 2026/27 – £2,061.93

Annexe – Band A – £1,546.45



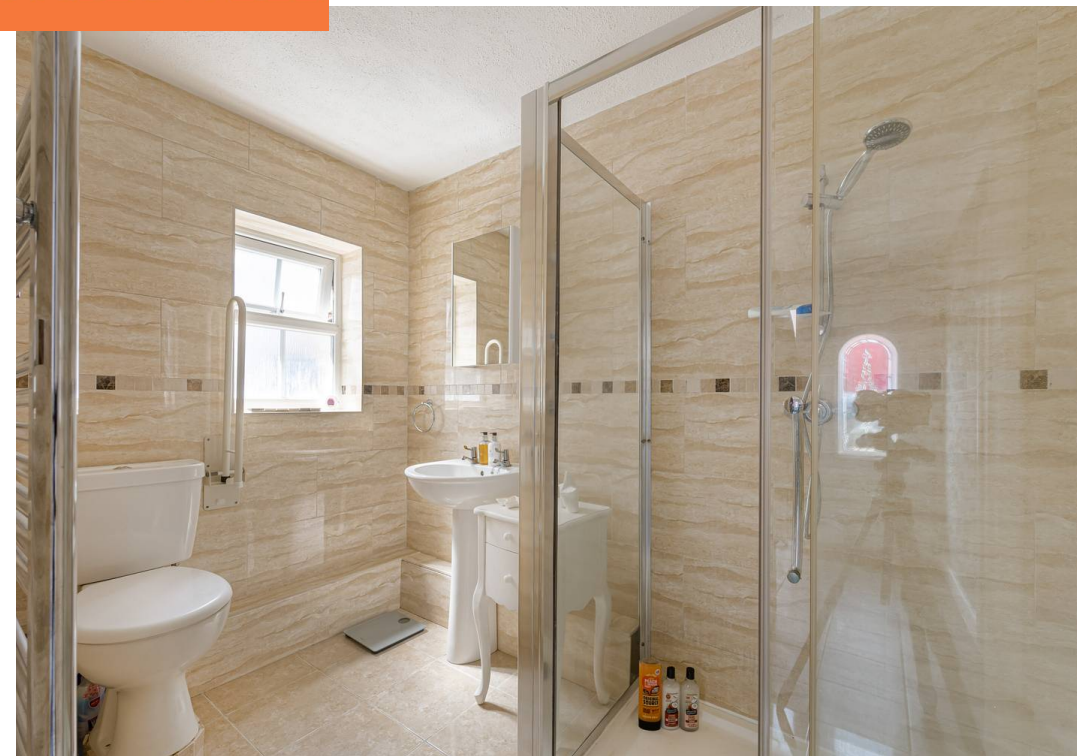


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Ground Floor

Approx. 122.3 sq. metres (1315.9 sq. feet)



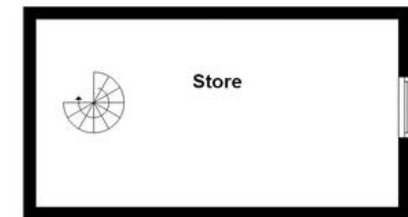
First Floor

Approx. 60.0 sq. metres (646.0 sq. feet)
(excluding Balcony)



Second Floor

Approx. 18.5 sq. metres (199.5 sq. feet)





Newton Fallowell Estate Agents

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