Buy. Sell. Rent. Let.



21B Lumley Avenue, Skegness, PE25 2AP

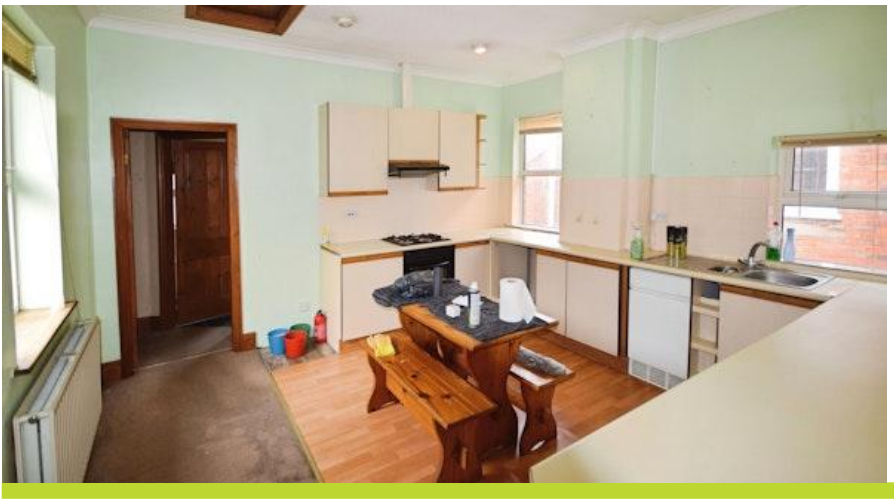
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Guide Price £70,000

When it comes to property it must be

lovelle







£70,000

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Key Features

- FOR SALE BY MODERN AUCTION
- Spacious First Floor Flat
- Enclosed Garden
- Two Bedrooms
- With Driveway and Garage
- EPC rating D
- Kitchen-Diner
- Lounge with Bay Window
- Tenure: Leasehold









FOR SALE BY MODERN AUCTION! NO CHAIN! Two Bedroom First-Floor Flat with Garage, Driveway and Gardens. Boasting the rare advantages of a private driveway, garage, and enclosed gardens, this centrally located first-floor flat offers exceptional convenience. Inside, the property features two bedrooms, lounge, Kitchen-diner and bathroom. Outside there is a driveway leading to the garage and enclosed rear garden. Set just 100 metres from shops, transport links, and local amenities, this home combines central living with valuable private parking and garden space—making it a standout opportunity in a sought-after area.

Entrance to Building

Entered via communal door into shared hallway, door opens to;

Flat Entrance

With stairs to the first floor, spacious landing with window to the side aspect, door opens to;

Lounge

5.23m x 4.58m (17'2" x 15'0")

With UPVC bay window to the front aspect, radiator, electric fire with surround.

Bedroom One

4.22m x 4.09m (13'10" x 13'5")

With UPVC window to the rear aspect, radiator, fitted wardrobes.

Bedroom Two

2.56m x 2.45m (8'5" x 8'0")

With UPVC window to the front aspect, radiator.

Kitchen

3.95m x 3.92m (13'0" x 12'11")

With UPVC window to the side aspect and a further two UPVC windows to the opposite side. Fitted with a range of base and wall cupboards with worktops over, inset stainless steel sink, integrated electric oven with gas hob and extractor over, space for washing machine, space for fridge freezer, central heating boiler, radiator.

Bathroom
3.97m x 2.29m (13'0" x 7'6")
With UPVC window to the rear aspect, walk in shower cubicle with mains shower, low level WC, panelled bath with mixer tap, pedestal wash hand basin, radiator and storage cupboard housing the hot water tank.

Outside
With driveway to the side of the property leading to the garage. Garden to the rear is enclosed by fencing laid to lawn with borders for plants and shrubs.

Services
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
Great position close to town centre, Tower Gardens the beach front.

Directions
From our offices on Roman Bank turn down Algitha Road (almost opposite our office) at the cross roads with Lumley Avenue turn left and the property will be found on the left 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.
https://moverly.com/sale/XBmHtNv2VSJXrP6YnxS4Qn/view

Material Information Data
Council Tax band: A
Tenure: Leasehold
Lease length: 963 years remaining (999 years from 1989)
Ground rent: £20 pa
Property type: Flat
Property construction: Standard construction
Energy Performance rating: D
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: Double glazing
Broadband: None
Parking: Off Street, Garage, and Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT.
This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Local Authority

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

Viewing

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

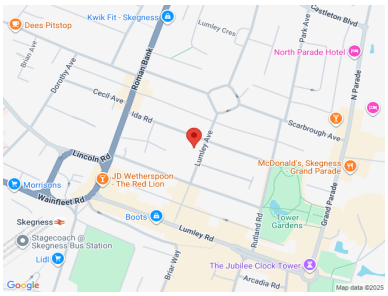
Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.

GROUND FLOOR



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.
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01754 769769
skegness@lovelle.co.uk

The Property Ombudsman