Buy. Sell. Rent. Let.



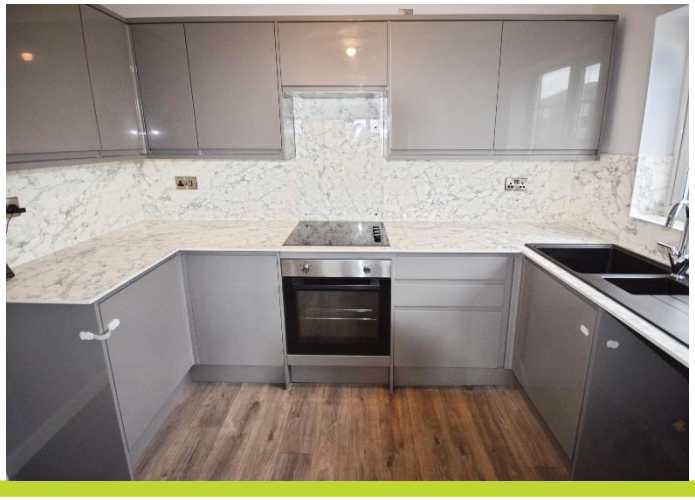
6 Manor Court, Roman Bank, Skegness, PE25 1QB

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£85,000

When it comes to property it must be lovelle







£85,000

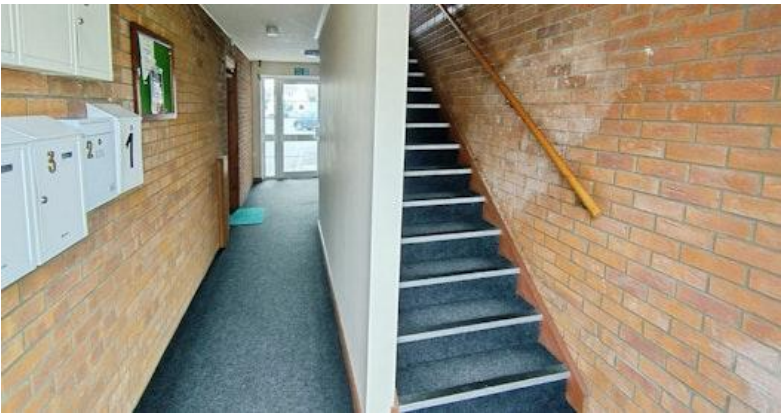
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Key Features

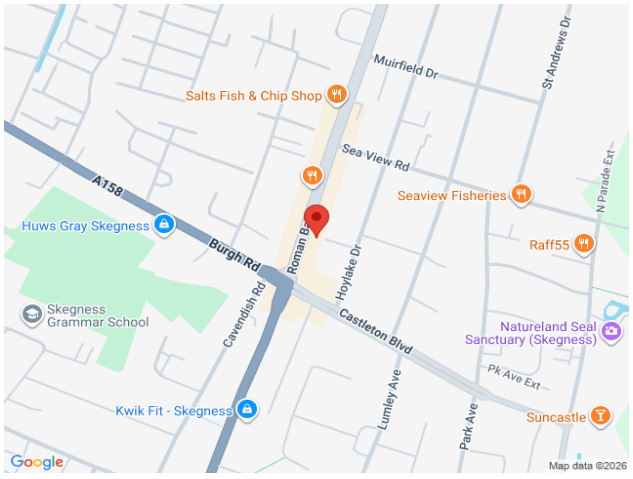
- First Floor Flat
- Two Bedrooms
- NO ONWARD CHAIN
- Shower Room
- Allocated Car Parking Space in Car Park to Rear
- Private Entrance Porch with Handy Storage Cupboard plus Hall with Airing Cupboard.
- EPC rating C
- Tenure: Leasehold

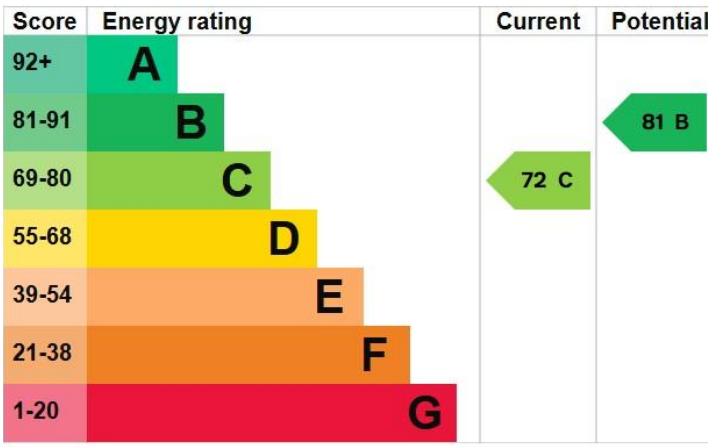









Muirfield Dr
St Andrews Dr
Salts Fish & Chip Shop
Sea View Rd
A158
Seaview Fisheries
N Parade Ext
Huws Gray Skegness
Burgh Rd
Roman Bk
Hoylake Dr
Raff55
Skegness Grammar School
Cavendish Rd
Castleton Blvd
Natureland Seal Sanctuary (Skegness)
Pk Ave Ext
Kwik Fit - Skegness
Lumley Ave
Park Ave
Suncastle
Google
Map data ©2026


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

This well-presented first floor flat offers a practical layout with two bedrooms and a shower room, thoughtfully designed for comfortable living. Accessed via a communal entrance hall that leads to your private entrance porch that incorporates a convenient storage cupboard, the flat also features a hall with an airing cupboard, providing further storage solutions. The internal accommodation includes a welcoming open-plan living/kitchen/dining room, two bedrooms and a modern shower room, emphasising convenience and ease of use. The property benefits from electric central heating and UPVC double glazing, ensuring a comfortable environment throughout the year.

Noteworthy features include an allocated car parking space located in a car park to the rear of the building, providing valuable off-street parking. The flat is offered with no onward chain, presenting an appealing opportunity for those seeking a straightforward purchase process. Close to a wide array of amenities and the nearby beach further enhances the appeal of this property, offering excellent access to local facilities and leisure opportunities.

Skegness is a well-established seaside town renowned for its attractive beach, recreational amenities, and accessible transport links. The local area benefits from a comprehensive range of shops, dining options, and essential services, making it suitable for a variety of lifestyles. The property's position enables easy access to both the seafront and everyday conveniences, supporting a balanced approach to town and coastal living.

Communal Hall
Entered via communal doors from either the front of the building or the rear into communal hall, stairs lead up to your door which opens to private porch with large storage cupboard, door opens to;

Hall
With intercom handset, airing cupboard with hot water tank, panel heater, doors to;

Shower Room
With low level wc, pedestal wash hand basin, shower cubicle, wall fan heater.

Bedroom One
3.5m x 2.63m (11'6" x 8'7")
With UPVC window to the front aspect, panel heater.

Bedroom Two
4.5m x 2.02m (14'10" x 6'7")
(maximum dimensions). With UPVC window to the front aspect, panel heater.

Living/Dining Room
4.6m x 3.05m (15'1" x 10'0")
With UPVC windows to the front and side aspects, panel heater, wall lights, open plan to;

Kitchen
3.05m x 1.84m (10'0" x 6'0")
With UPVC window to the side aspect, fitted with a range of base and wall cupboards with worktops over, one and half bowl sink, integrated electric oven, integrated Halogen hob, space for washing machine, space for fridge freezer.

Outside
Allocated car parking space in the car park to the rear.

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
Within 1/2 a mile of the beach and town centre! Amenities close by including pubs, restaurants, petrol station, convenience stores and bus stop. Very handy location!

Directions
From our office on Roman Bank proceed to The Ship traffic lights and it can be found just after on the 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.
https://moverly.com/sale/PJNe1aSRDt6mVhnxoTFGJT/view

Material Information Data
Tenure: Leasehold
Lease length: 101 years remaining (125 years from 2002)
Service charge: Service charge: £915/2025 (reviewed annually)
Council tax band: A
EPC rating: C
Semi-detached flat, standard brick and block construction
2 bedrooms, 1 bathroom, 1 reception
Accessibility adaptations: None
Loft access: no
Outside areas: None
No spray foam insulation
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Heating: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone good, Three great, EE great
Parking: Allocated
Not in a controlled parking zone
No disabled parking available
Not a listed building
Not in a conservation area
No tree preservation order
No specialist issues recorded
Onward chain: no
Long-term flood risk: yes
River and sea flooding risk: Medium;
Surface water flooding risk: Very Low;
Reservoir flooding risk: Not at risk;
Groundwater flooding risk: Unlikely

Title Register Restrictions
The owner must not do anything on the property that causes a nuisance or annoyance to the neighbours or the previous owners of the wider estate. The property cannot be used for the sale of petrol or as a car wash while the neighbouring land is being used as a petrol station. The owner cannot claim a legal right to light or air if a neighbour builds a structure that blocks it, as the previous owners gave permission for such building to occur. There are rules in the lease that prevent the property from being sold or transferred if certain legal procedures are not followed. The property was originally restricted to being used only as a house, shop, or hotel extension, though some of these rules have been officially relaxed over time.

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.

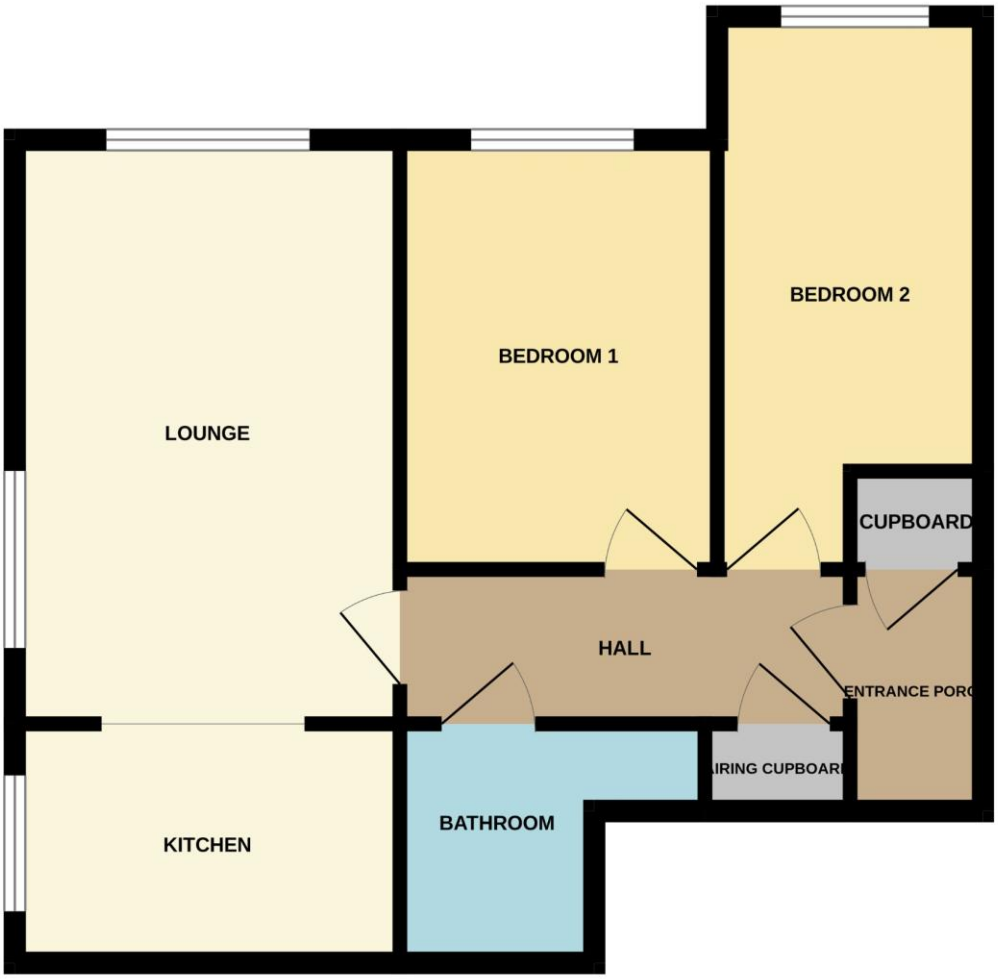
Mortgage Advice
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. 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



When it comes to property
it must be

lovelle

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skegness@lovelle.co.uk

The Property Ombudsman